# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode

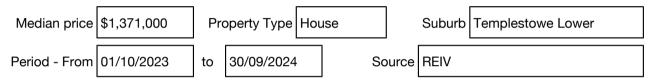
20a Cavendish Drive, Templestowe Lower Vic 3107

# Indicative selling price

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Single price \$1,398,000

#### Median sale price



# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	12 Mincha Av TEMPLESTOWE LOWER 3107	\$1,480,000	15/11/2024
2	1/25 Warringal St BULLEEN 3105	\$1,462,500	26/10/2024
3	11 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,645,000	23/10/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/11/2024 11:46









**Property Type:** Agent Comments 0402 425 715 eddie@billschlink.com.au Indicative Selling Price

Eddie Fakhri 9846 2111

Median House Price Year ending September 2024: \$1,371,000

# **Comparable Properties**

12 Mincha Av TEMPLESTOWE LOWER 3107 (REI)         1       4       1       2         Price: \$1,480,000       1       2         Method: Private Sale       1       1         Date: 15/11/2024       1       1         Property Type: House       1       1         Land Size: 380 sqm approx       1       1	Agent Comments
1/25 Warringal St BULLEEN 3105 (REI)         4       3       2         Price: \$1,462,500         Method: Auction Sale         Date: 26/10/2024         Property Type: Townhouse (Res)	Agent Comments
11 Jeffrey St TEMPLESTOWE LOWER 3107 (REI) 4  3  2 Price: \$1,645,000 Method: Private Sale Date: 23/10/2024 Property Type: House (Res)	Agent Comments

# Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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