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

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 54A Matisse Drive, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$980,000	&	\$1,078,0	00				
Median sale price								
Median price	\$1,100,000	Property Type	Unit	Suburb	Templestowe			
Period - From	01/07/2021	to 30/09/2021	l So	urce REIV				

#### 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

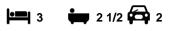
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54A Matisse Drive, Templestowe Vic 3106

# RT Edgar





Property Type: Townhouse (Single) Land Size: Approx. 201 sqm approx Agent Comments 0402 828 198 0402 828 198 vnaz@rtedgar.com.au Indicative Selling Price

Vince Naz

\$980,000 - \$1,078,000 Median Unit Price September quarter 2021: \$1,100,000

Large contemporary low-maintenance lifestyle amongst shopping, Serpell Primary School and wonderful recreation

## **Comparable Properties**

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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