

# 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

3/1 Verberna Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$925,000

### Median sale price

Median price \$1,171,000

Property Type Unit

Suburb Templestowe

Period - From 01/04/2022

to 30/06/2022

Source 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 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	7/96-98 Foote St TEMPLESTOWE LOWER 3107	\$975,000	30/07/2022
2	17/222 Williamsons Rd DONCASTER 3108	\$950,000	22/07/2022
3	35 Harvest Ct DONCASTER 3108	\$930,000	03/08/2022

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:

29/09/2022 13:50

3/1 Verbena Street, Templestowe Vic 3106



first  
national  
REAL ESTATE | Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

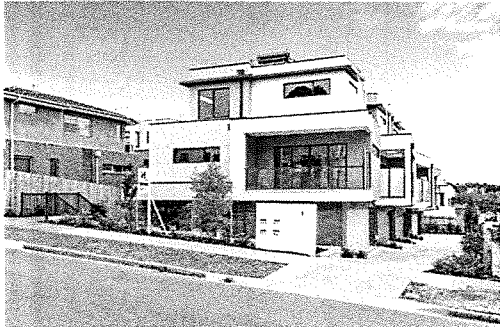
eddie@billschlink.com.au

**Indicative Selling Price**

\$925,000

**Median Unit Price**

June quarter 2022: \$1,171,000



**Property Type:**

**Agent Comments**

## Comparable Properties



**7/96-98 Foote St TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**



**Price:** \$975,000

**Method:** Auction Sale

**Date:** 30/07/2022

**Property Type:** Townhouse (Res)



**17/222 Williamsons Rd DONCASTER 3108 (REI)** **Agent Comments**

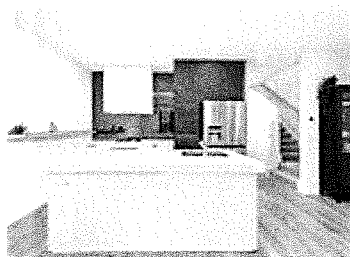


**Price:** \$950,000

**Method:** Private Sale

**Date:** 22/07/2022

**Property Type:** Townhouse (Res)



**35 Harvest Ct DONCASTER 3108 (REI)** **Agent Comments**



**Price:** \$930,000

**Method:** Private Sale

**Date:** 03/08/2022

**Property Type:** House (Res)

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



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