



first national  
REAL ESTATE

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## 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

#### Indicative selling price

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

Single price \$998,500

#### Median sale price

Median price \$1,115,000

House

X

Unit

Suburb

Templestowe  
Lower

Period - From 01/04/2018

to 31/03/2019

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	18 Crawford Rd TEMPLESTOWE LOWER 3107	\$1,155,000	15/04/2019
2	3 Essex Ct TEMPLESTOWE LOWER 3107	\$1,078,000	06/05/2019
3	17 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,038,000	11/05/2019

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.~~