



first
national
REAL ESTATE

Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

eddie@billschlink.com.au

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

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.~~