



first
national
REAL ESTATE

Bill Schlink

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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

Single price \$1,150,000

Median sale price

Median price \$1,172,500

House

X

Unit

Suburb

Templestowe
Lower

Period - From 01/04/2018

to

30/06/2018

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	3/71 Atkinson St TEMPLESTOWE 3106	\$1,290,000	18/02/2018
2	40 Romilly Av TEMPLESTOWE LOWER 3107	\$1,199,000	16/06/2018
3	291 High St TEMPLESTOWE LOWER 3107	\$1,150,000	21/04/2018

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.~~



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Indicative Selling Price

\$1,150,000

Median House Price

June quarter 2018: \$1,172,500



3 3 2

Rooms:

Property Type: House (Res)

Land Size: 322 sqm approx

Agent Comments

Comparable Properties



3/71 Atkinson St TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,290,000

Method: Private Sale

Date: 18/02/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 242 sqm approx



40 Romilly Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,199,000

Method: Auction Sale

Date: 16/06/2018

Rooms: 7

Property Type: House (Res)

Land Size: 399 sqm approx



291 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,150,000

Method: Private Sale

Date: 21/04/2018

Rooms: 7

Property Type: House

Land Size: 463 sqm approx