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 Postcode Including Suburb and postcode	Including suburb and
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$980,000	&	\$1,078,000

Median sale price

Median price	\$1,165,750	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2020	to	31/12/2020		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

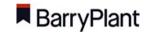
Add	dress of comparable property	Price	Date of sale
1	46 Templestowe Rd BULLEEN 3105	\$1,060,000	08/10/2020
2	39 Lowan Av TEMPLESTOWE LOWER 3107	\$1,050,000	30/11/2020
3	36 Apex Cr BULLEEN 3105	\$999,999	08/12/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/01/2021 13:30
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Indicative Selling Price \$980,000 - \$1,078,000 Median House Price

December quarter 2020: \$1,165,750



Property Type: House Land Size: 655 sqm approx

Agent Comments

Comparable Properties



46 Templestowe Rd BULLEEN 3105 (REI)

□ 3 **□** 2 **□**

Price: \$1,060,000 **Method:** Private Sale **Date:** 08/10/2020

Property Type: House (Res) **Land Size:** 705 sqm approx

Agent Comments



39 Lowan Av TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,050,000 **Method:** Auction Sale **Date:** 30/11/2020

Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments



36 Apex Cr BULLEEN 3105 (REI)

= 3 **=** 4 **=** 3

Price: \$999,999

Method: Sold Before Auction

Date: 08/12/2020

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



