

## 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

67 Chalon Avenue, Templestowe Lower Vic 3107

### Indicative selling price

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

Single price \$1,260,000

### Median sale price

Median price \$1,095,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2019

to 30/09/2019

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	13 Ferndell Cr TEMPLESTOWE 3106	\$1,452,000	14/12/2019
2	29 Somerville St DONCASTER 3108	\$1,300,000	10/12/2019
3	12 Inglewood Cl DONCASTER EAST 3109	\$1,270,000	07/12/2019

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.~~

This Statement of Information was prepared on:

17/12/2019 16:00

67 Chalon Avenue, Templestowe Lower Vic 3107



first  
national  
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

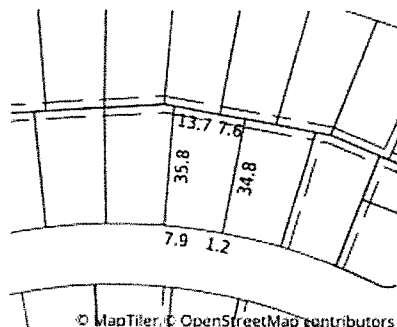
isaac@billschlink.com.au

**Indicative Selling Price**

\$1,260,000

**Median House Price**

September quarter 2019: \$1,095,000



**Property Type:**

Agent Comments

## Comparable Properties



**13 Ferndell Cr TEMPLESTOWE 3106 (REI)**

Agent Comments



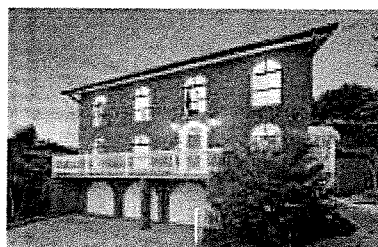
**Price:** \$1,452,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



**29 Somerville St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,300,000

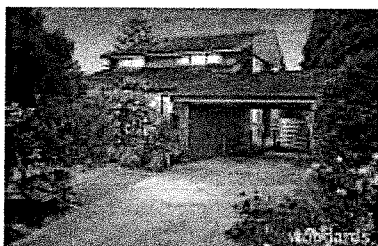
**Method:** Private Sale

**Date:** 10/12/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 673 sqm approx



**12 Inglewood Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (Res)

**Land Size:** 663 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.