Eddie Fakhri
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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	$1,295,000

Median sale price

Median price	$953,500	House		Unit	X	Suburb	Templestowe Lower

Period - From	01/01/2018	to	31/03/2018	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	8/21-23 June Cr TEMPLESTOWE 3106	$1,275,000	26/03/2018
3	2a Arapilles Dr TEMPLESTOWE LOWER 3107		18/12/2017

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.~~

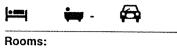**Account** - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241

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Indicative Selling Price
$1,195,000
Median Unit Price
March quarter 2018: $953,500

🛏 🛁 - 🚗

Rooms:
Property Type:

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

8/21-23 June Cr TEMPLESTOWE 3106 (REI)   **Agent Comments**

🛏 3   🛁 2   🚗 2

Price: $1,275,000
Method: Private Sale
Date: 26/03/2018
Rooms: -
Property Type: Unit

2a Arapilles Dr TEMPLESTOWE LOWER 3107 (REI)   **Agent Comments**

🛏 4   🛁 2   🚗 2

Price:
Method: Private Sale
Date: 18/12/2017
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 306 sqm approx

REIV   propertydata .com.au