

## 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

1/6 Rooney Street, 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)

Range between \$800,000

&

\$880,000

#### Median sale price

Median price \$925,020

House

Unit

X

Suburb

Templestowe  
Lower

Period - From 01/07/2017

to

30/09/2017

Source REIV

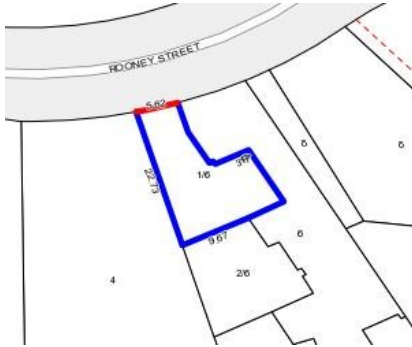
#### Comparable property sales (\*Delete A or B below as applicable)

**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		
2		
3		

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.



 3  2  2

**Rooms:**

**Property Type:** Flat

**Land Size:** 209 sqm approx

Agent Comments

## Comparable Properties



**5/12 Omar St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  2  2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 03/06/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

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.