

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

6/57-59 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$649,500

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Templestowe

Period - From 01/07/2021

to 30/09/2021

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	6/114-116 Parker St TEMPLESTOWE 3106	\$700,000	02/10/2021
2	7/238 Greenslopes Dr TEMPLESTOWE LOWER 3107	\$675,000	01/12/2021
3	2/245 Williamsons Rd TEMPLESTOWE 3106	\$660,000	17/11/2021

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:

15/12/2021 10:53

6/57-59 Anderson Street, Templestowe Vic 3106



first national
REAL ESTATE | Bill Schlink

Eddie Fakhri

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Indicative Selling Price

\$649,500

Median Unit Price

September quarter 2021: \$1,100,000



2 1 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



6/114-116 Parker St TEMPLESTOWE 3106
(REI)

Agent Comments

2 1 1

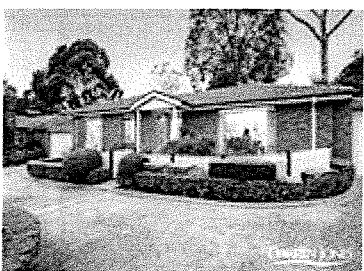
Price: \$700,000

Method: Private Sale

Date: 02/10/2021

Property Type: Unit

Land Size: 190 sqm approx



7/238 Greenslopes Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

2 1 2

Price: \$675,000

Method: Private Sale

Date: 01/12/2021

Rooms: 5

Property Type: Unit



2/245 Williamsons Rd TEMPLESTOWE 3106
(REI)

Agent Comments

2 2 1

Price: \$660,000

Method: Private Sale

Date: 17/11/2021

Property Type: Unit

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



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