## 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

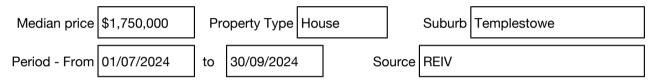
8 Parkwood Place, Templestowe Vic 3106

## Indicative selling price

|                 | e       |           |                    | /                |
|-----------------|---------|-----------|--------------------|------------------|
| For the meaning | of this | nrica caa | consumer.vic.gov.a | 1/Undergueting   |
|                 |         |           | consumer.vic.gov.a | a/ under quoting |

Single price \$2,799,000

#### Median sale price



## 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.

| Ado | dress of comparable property     | Price       | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1   | 1 Sarah Cr TEMPLESTOWE 3106      | \$3,300,000 | 19/10/2024   |
| 2   | 6a Read St TEMPLESTOWE 3106      | \$2,900,000 | 15/10/2024   |
| 3   | 131 Serpells Rd TEMPLESTOWE 3106 | \$3,100,000 | 09/10/2024   |

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:

26/11/2024 10:35







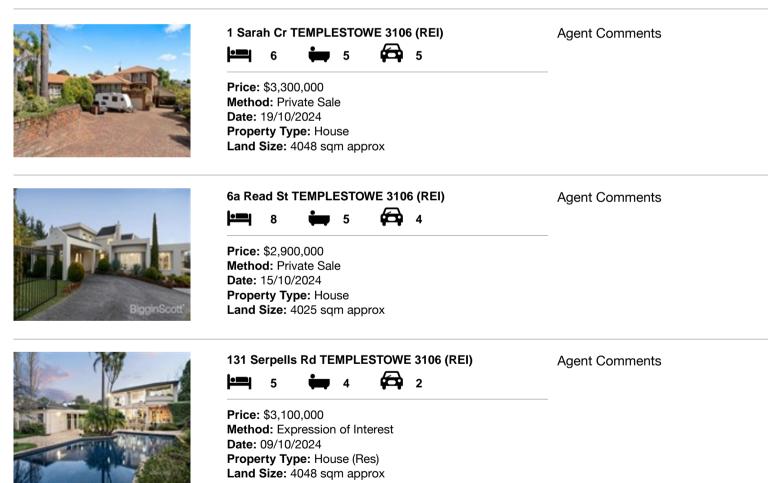


**Property Type:** Agent Comments isaac@billschlink.com.au Indicative Selling Price \$2,799,000 Median House Price

Isaac Fakhri 03 9846 2111 0499 425 715

Median House Price September quarter 2024: \$1,750,000

# **Comparable Properties**



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



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