



first
national
REAL ESTATE | Bill Schlink

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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 \$1,250,000

Median sale price

Median price \$1,150,000

House

X

Unit

Suburb Templestowe
Lower

Period - From 01/01/2018

to

31/12/2018

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 24 Glenair St TEMPLESTOWE LOWER 3107	\$1,300,000	22/09/2018
2 5 Harvell Ct DONCASTER 3108	\$1,246,500	09/10/2018
3 5 Melaleuca Av TEMPLESTOWE LOWER 3107	\$1,200,000	03/09/2018

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.~~



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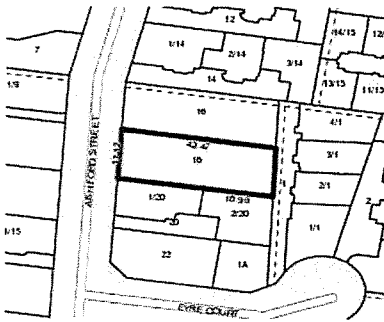
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Indicative Selling Price

\$1,250,000

Median House Price

Year ending December 2018: \$1,150,000



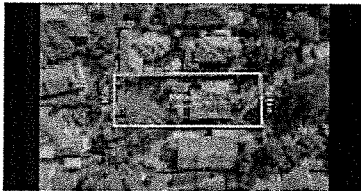
4 1 1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



24 Glenair St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 850 sqm approx



5 Harvell Ct DONCASTER 3108 (REI)

Agent Comments

5 2 2

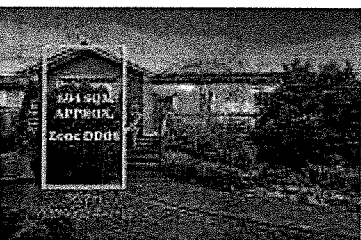
Price: \$1,246,500

Method: Private Sale

Date: 09/10/2018

Rooms: -

Property Type: House (Res)



5 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 03/09/2018

Rooms: -

Property Type: House (Res)