

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 16 Atkinson Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Templestowe

Period - From 01/04/2023

to 31/03/2024

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	9 Rutland Av TEMPLESTOWE 3106	\$1,650,000	16/03/2024
2	28 Unwin St TEMPLESTOWE 3106	\$1,650,000	14/11/2023
3	8 Kiloran Ct TEMPLESTOWE 3106	\$1,540,000	01/04/2024

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:

24/04/2024 12:17

16 Atkinson Street, Templestowe Vic 3106



first national
REAL ESTATE | Bill Schlink

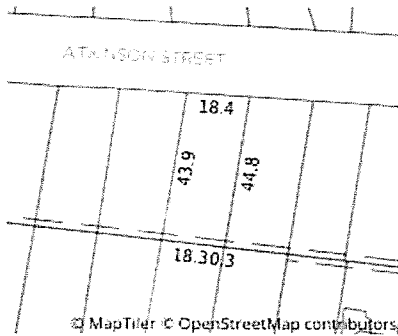
Eddie Fakhri
9846 2111

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eddie@billschlink.com.au

Indicative Selling Price
\$1,650,000

Median House Price
Year ending March 2024: \$1,800,000



Rooms: 5
Property Type: House (Res)
Land Size: 811 sqm approx
Agent Comments

Comparable Properties



9 Rutland Av TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,650,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 859 sqm approx

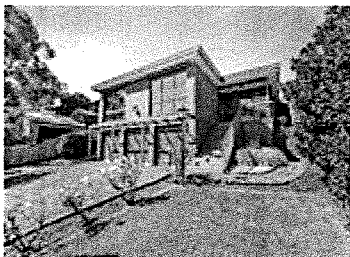


28 Unwin St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 14/11/2023
Property Type: House (Res)



8 Kiloran Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,540,000
Method: Private Sale
Date: 01/04/2024
Property Type: House
Land Size: 664 sqm approx

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



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