

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](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  Property Type  Suburb   
Period - From  to  Source

**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	1/8 Anderson St TEMPLESTOWE 3106	\$820,000	26/08/2023
2	3/9 Glendale Av TEMPLESTOWE 3106	\$820,000	13/05/2023
3	3b Henry St DONCASTER 3108	\$731,888	06/09/2023

**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:

2/45 Glendale Avenue, Templestowe Vic 3106



first national  
REAL ESTATE

Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

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Indicative Selling Price

\$780,000

Median Townhouse Price

20/09/2022 - 19/09/2023: \$1,075,000



2 2 1

Property Type: Townhouse (Res)

Agent Comments

## Comparable Properties



1/8 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

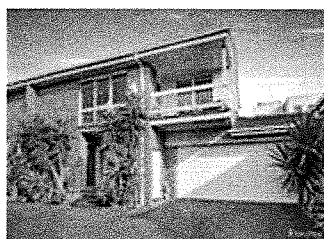
3 2 2

Price: \$820,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



3/9 Glendale Av TEMPLESTOWE 3106 (REI)

Agent Comments

2 2 2

Price: \$820,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 131 sqm approx



3b Henry St DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$731,888

Method: Sold Before Auction

Date: 06/09/2023

Property Type: Townhouse (Res)

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



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