

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 | 3/6 Mahoney Street, Templestowe Lower Vic 3107 |
|---------------------------------------|--|

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|              |           |
|--------------|-----------|
| Single price | \$770,000 |
|--------------|-----------|

**Median sale price**

|               |             |               |            |        |                   |
|---------------|-------------|---------------|------------|--------|-------------------|
| Median price  | \$1,040,000 | Property Type | Unit       | Suburb | Templestowe Lower |
| Period - From | 01/01/2024  | 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 | 4/8 Rosa St TEMPLESTOWE LOWER 3107 | \$805,000 | 16/03/2024   |
| 2 | 3/45 Glendale Av TEMPLESTOWE 3106  | \$780,000 | 14/02/2024   |
| 3 | 2/45 Glendale Av TEMPLESTOWE 3106  | \$780,000 | 14/02/2024   |

**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 09:05 |
|--|------------------|

3/6 Mahoney Street, Templestowe Lower Vic 3107



first  
national  
REAL ESTATE

Bill Schlink

Isaac Fakhri

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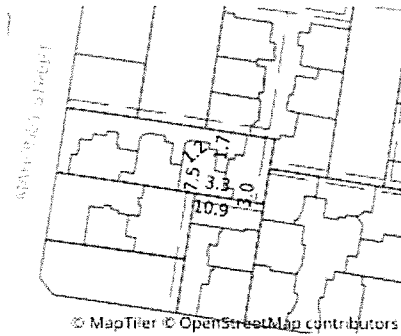
isaac@billschlink.com.au

**Indicative Selling Price**

\$770,000

**Median Unit Price**

March quarter 2024: \$1,040,000



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**4/8 Rosa St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$805,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Unit



**3/45 Glendale Av TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Townhouse (Res)



**2/45 Glendale Av TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 76 sqm approx

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



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