

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	6/410-418 Thompsons Road, Templestowe Lower Vic 3107
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### Indicative selling price

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

Single price	\$649,000
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### Median sale price

Median price	\$1,125,000	Property Type	Unit	Suburb	Templestowe Lower
Period - From	01/10/2023	to	31/12/2023	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		
2		
3		

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:	13/03/2024 13:51
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6/410-418 Thompsons Road, Templestowe Lower Vic 3107



first national  
REAL ESTATE | Bill Schlink

Ashley Collins  
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0413 530 475

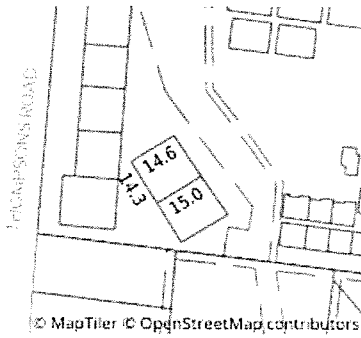
ashley@billschlink.com.au

**Indicative Selling Price**

\$649,000

**Median Unit Price**

December quarter 2023: \$1,125,000



**Property Type:**

Agent Comments

## Comparable Properties

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.

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



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