

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)**

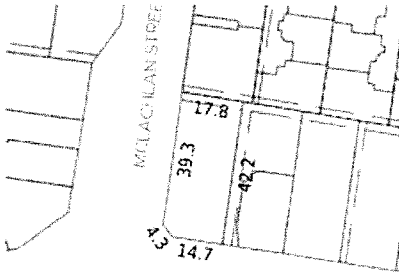
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Montclair Ct TEMPLESTOWE 3106	\$1,301,000	09/03/2024
2	7 Heather Gr TEMPLESTOWE LOWER 3107	\$1,295,000	16/05/2024
3	10 Reark Ct TEMPLESTOWE 3106	\$1,288,000	06/06/2024

**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:



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**Property Type:**

Agent Comments

## Comparable Properties



**5 Montclair Ct TEMPLESTOWE 3106 (REI)**

Agent Comments



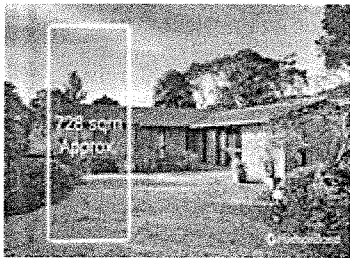
**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 673 sqm approx



**7 Heather Gr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,295,000

**Method:** Private Sale

**Date:** 16/05/2024

**Property Type:** House

**Land Size:** 728 sqm approx



**10 Reark Ct TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,288,000

**Method:** Private Sale

**Date:** 06/06/2024

**Property Type:** House (Res)

**Land Size:** 684 sqm approx

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