

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address

**Indicative selling price**

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

Single Price

**Median Price**

Median price

Unit

Suburb

Period - From  to

Source

**Comparable property sales**

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
75 Greenridge Avenue Templestowe 3106	\$1,185,000	21/06/2017
5/8 Innisfallen Avenue Templestowe 3106	\$1,156,000	03/06/2017
7/416 Church Road Templestowe 3106	\$1,065,000	09/09/2017