

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 199-201 Manningham Road Templestowe Lower

**Indicative selling price**

*For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>*

Range between: \$2,400,000 & \$2,600,000

**Median sale price**

Median price: \$1,152,500 House Suburb: Templestowe Lower

Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

**Comparable property sales**

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.

10/07/2018