

## Statement of Information

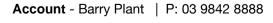
## Single residential property located in the Melbourne metropolitan area

Section 47AF										of the Estate Agents Act 1980			
Property offer	ed for s	sale											
A Including subu po	3 Angeltop Terrace, Templestowe Vic 3106												
ndicative selling price													
For the meaning	of this p	orice see	cons	sume	er.vic.gov.	au/u	nder	quoting					
Range between	\$2,600,000			&			\$2,800,000						
Median sale price													
Median price	Median price \$1,680,888		House		Х	Uni				Suburb	Те	mplestowe	
Period - From 01/07/20		018	to 30/09/2018			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													

OR

3

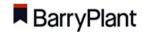
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House Land Size: 4020 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,600,000 - \$2,800,000 **Median House Price** September quarter 2018: \$1,680,888

## 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.

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