



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 Fairbank Crescent, TEMPLESTOWE LOWER 3107

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$1,190,000 - \$1,300,000**

### Median sale price

Median **House** for **TEMPLESTOWE LOWER** for period **Apr 2017 - Mar 2018**

Sourced from **REIV**.

**\$1,300,000**

### Comparable property sales

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

**10 Tasker Street,**  
Templestowe Lower 3107

Price **\$1,265,000** Sold 03  
March 2018

**6 Lowan Avenue,**  
Templestowe Lower 3107

Price **\$1,150,000** Sold 21  
May 2018

**5 Ardgow Court,**  
Templestowe Lower 3107

Price **\$1,140,000** Sold 29  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Ray White Manningham

5/259 Blackburn Road,  
Doncaster East VIC 3109

### Contact agents



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