Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/17 Heysham Way, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	

Single price \$1,020,000

Median sale price

Median price	\$673,500	Pro	perty Type Unit	:	Suburb	Templestowe
Period - From	01/07/2023	to	30/09/2023	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.

Add	dress of comparable property	Price	Date of sale
1	8 Heysham Way TEMPLESTOWE 3106	\$1,382,000	12/10/2023
2	3/250 Williamsons Rd TEMPLESTOWE 3106	\$1,155,000	16/09/2023
3	1/34 Parker St TEMPLESTOWE LOWER 3107	\$1,090,000	22/05/2023

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:

27/11/2023 15:49



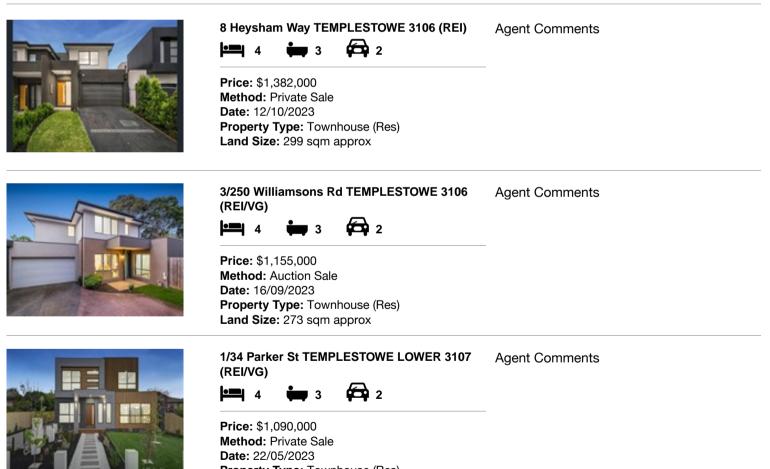






Property Type: House (Res) Agent Comments Indicative Selling Price \$1,020,000 Median Unit Price September quarter 2023: \$673,500

Comparable Properties



Property Type: Townhouse (Res) **Land Size:** 245 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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