

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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

Property 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.

	Address 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



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,020,000

Median Unit Price

September quarter 2023: \$673,500

Comparable Properties



8 Heysham Way TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,382,000

Method: Private Sale

Date: 12/10/2023

Property Type: Townhouse (Res)

Land Size: 299 sqm approx



3/250 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,155,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)

Land Size: 273 sqm approx



1/34 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,090,000

Method: Private Sale

Date: 22/05/2023

Property Type: Townhouse (Res)

Land Size: 245 sqm approx

Account - Barry Plant | P: 03 9842 8888