

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

255 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2020 to 31/03/2021 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	1/15 Monaco St DONCASTER 3108	\$1,251,000	26/03/2021
2	1/6 Koonung Ct DONCASTER 3108	\$1,340,000	21/12/2020
3	29 Warringal St BULLEEN 3105	\$1,350,000	16/03/2021

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:

30/04/2021 14:25

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2021: \$1,180,000



4 3 2

Property Type: House

Land Size: 419 sqm approx

Agent Comments

Comparable Properties



1/15 Monaco St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,251,000

Method: Sold Before Auction

Date: 26/03/2021

Property Type: Townhouse (Res)



1/6 Koonung Ct DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$1,340,000

Method: Private Sale

Date: 21/12/2020

Property Type: Townhouse (Res)



29 Warringal St BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,350,000

Method: Private Sale

Date: 16/03/2021

Property Type: Townhouse (Res)