

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

5/347 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$988,000

Median sale price

Median price

\$825,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/07/2020

to

30/09/2020

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	1/326 High St TEMPLESTOWE LOWER 3107	\$982,000	14/11/2020
2	3 Harvest Ct DONCASTER 3108	\$965,000	16/07/2020
3	2/321 High St TEMPLESTOWE LOWER 3107	\$952,000	05/06/2020

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:

05/12/2020 14:21



 4  2  2

Property Type: Townhouse
(Single)

Land Size: 239 sqm approx

Agent Comments

Comparable Properties



1/326 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$982,000

Method: Sold Before Auction

Date: 14/11/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 295 sqm approx



3 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$965,000

Method: Private Sale

Date: 16/07/2020

Property Type: Townhouse (Single)

Land Size: 183 sqm approx



2/321 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$952,000

Method: Private Sale

Date: 05/06/2020

Property Type: Townhouse (Single)

Land Size: 172 sqm approx