

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

2/382 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$950,000 & \$1,025,000

Median sale price

Median price \$1,131,500 Property Type Townhouse Suburb Templestowe Lower

Period - From 24/04/2023 to 23/04/2024 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	23 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,050,000	24/02/2024
2	4/26 Parker St TEMPLESTOWE LOWER 3107	\$1,030,000	25/02/2024
3	2/63 Anderson St TEMPLESTOWE 3106	\$930,000	29/12/2023

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:

24/04/2024 15:32



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 173 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,025,000
Median Townhouse Price
24/04/2023 - 23/04/2024: \$1,131,500

Comparable Properties



23 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI)

3 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)

Agent Comments

Considered superior to the subject home, as it is on its own street frontage within a development.



4/26 Parker St TEMPLESTOWE LOWER 3107 (REI)

3 2 2

Price: \$1,030,000
Method: Private Sale
Date: 25/02/2024
Property Type: Townhouse (Single)

Agent Comments

Considered slightly superior to the subject home, as it is newer.



2/63 Anderson St TEMPLESTOWE 3106 (REI/VG)

3 2 2

Price: \$930,000
Method: Private Sale
Date: 29/12/2023
Property Type: Townhouse (Single)

Agent Comments

Older than the subject property, and considered slightly inferior.

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