

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

22/246 HIGH STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$859,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 7/206 HIGH STREET TEMPLESTOWE LOWER VIC 3107 | \$855,000 | 14-Dec-24 |
| 6/19-21 ROSA STREET TEMPLESTOWE LOWER VIC 3107 | \$860,000 | 07-Jul-24 |
| 2 HARVEST COURT DONCASTER VIC 3108 | \$842,000 | 13-Aug-24 |

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 6 months.

This Statement of Information was prepared on: 22 January 2025

Year Built 1990
 Land size: 112 sqm Building size: 110 sqm
 Body Corp Fee: \$2,800 per year
 Council Rate: \$1,600 per year

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**7/206 HIGH STREET
 TEMPLESTOWE LOWER VIC 3107**

3 2 2

Sold Price ^{RS} **\$855,000** Sold Date **14-Dec-24**

Distance **0.32km**



**6/19-21 ROSA STREET
 TEMPLESTOWE LOWER VIC 3107**

3 2 1

Sold Price **\$860,000** Sold Date **07-Jul-24**

Distance **0.34km**



**2 HARVEST COURT DONCASTER
 VIC 3108**

3 2 1

Sold Price **\$842,000** Sold Date **13-Aug-24**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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