

## 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 Balsam Street Templestowe Lower VIC 3107

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,500

Property type

House

Suburb

Templestowe Lower

Period-from

01 May 2020

to

30 Apr 2021

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

350 Manningham Road Doncaster VIC 3108	\$960,000	16-Jul-20
11 Balmoral Avenue Templestowe Lower VIC 3107	\$1,017,000	19-Jul-20
11 Jeffrey Street Templestowe Lower VIC 3107	\$1,025,000	26-Nov-20

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.~~

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PhilipWebb  
John Zahlan

M 0490 071 743

E jzahlan@philipwebb.com.au



**350 Manningham Road Doncaster  
VIC 3108**

4 2 1

Sold Price

**\$960,000**

Sold Date

**16-Jul-20**

Distance

**0.62km**



**11 Balmoral Avenue Templestowe  
Lower VIC 3107**

3 1 1

Sold Price

**\$1,017,000**

Sold Date

**19-Jul-20**

Distance

**1.11km**



**11 Jeffrey Street Templestowe  
Lower VIC 3107**

3 1 2

Sold Price

**\$1,025,000**

Sold Date

**26-Nov-20**

Distance

**1.87km**

RS = Recent sale

UN = Undisclosed Sale

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