

# 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

1/326 High 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)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$854,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/07/2019 to 30/06/2020 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	2/321 High St TEMPLESTOWE LOWER 3107	\$952,000	05/06/2020
2	12 Rose Av TEMPLESTOWE LOWER 3107	\$1,030,000	30/03/2020
3	3/30 Parker St TEMPLESTOWE LOWER 3107	\$1,055,000	15/05/2020

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:

29/09/2020 17:07



 4  3  2

**Property Type:** Townhouse  
(Single)

**Land Size:** 295 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

Year ending June 2020: \$854,000

## Comparable Properties



**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



**12 Rose Av TEMPLESTOWE LOWER 3107**  
(REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 30/03/2020

**Property Type:** House

**Land Size:** 259 sqm approx



**3/30 Parker St TEMPLESTOWE LOWER 3107**  
(REI)

**Agent Comments**

 4  3  2

**Price:** \$1,055,000

**Method:** Private Sale

**Date:** 15/05/2020

**Rooms:** 7

**Property Type:** Townhouse (Single)