

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

3/282 Manningham Road, Templestowe Lower

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

\$795,000

Median sale priceMedian price

\$1,060,000

Property type

Townhouse

Suburb

Templestowe Lower

Period - From

1 April 2023

to

30 June
2023

Source

REIV

Comparable property sales

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. 10/282 Manningham Road, Templestowe Lower	\$ 772,000	5/04/2023
2. 8/282 Manningham Road, Templestowe Lower	\$ 785,000	28/04/2023
3. 16C High Street, Doncaster	\$ 776,000	6/05/2023

This Statement of Information was prepared on:

10/08/2023

Comparable properties



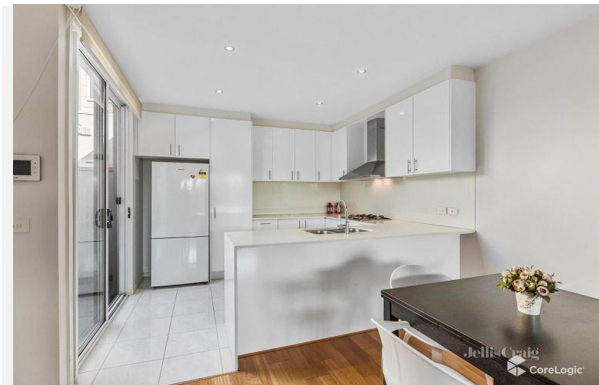
\$ 772,000

10/282 Manningham Road, Templestowe Lower, Victoria

DATE: 5/04/2023

PROPERTY TYPE: TOWNHOUSE

 3
  2
 2
 sqm



\$ 785,000

8/282 Manningham Road, Templestowe Lower, Victoria

DATE: 28/04/2023

PROPERTY TYPE: TOWNHOUSE

 3
 2
 2
 sqm



\$ 776,000

16C High Street, Doncaster , Victoria

DATE: 6/05/2023

PROPERTY TYPE: TOWNHOUSE

 3
 1
 2
 sqm x

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