

# 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

1/339 High Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,070,000

### Median sale price

Median price \$1,032,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/07/2023 to 30/09/2023 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	1/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,050,000	03/06/2023
2	6/189 Foote St TEMPLESTOWE 3106	\$923,000	08/09/2023
3	3/30 Glenair St TEMPLESTOWE LOWER 3107	\$825,000	18/11/2023

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:

01/12/2023 14:35



 4  2  2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median Unit Price**

September quarter 2023: \$1,032,500

## Comparable Properties



**1/24 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 03/06/2023

**Property Type:** Townhouse (Single)

**Land Size:** 242 sqm approx



**6/189 Foote St TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$923,000

**Method:** Private Sale

**Date:** 08/09/2023

**Property Type:** Townhouse (Single)

**Land Size:** 105 sqm approx



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

**Agent Comments**

 3  2  2

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)