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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$980,000		&		\$1,070,000			
Median sale p	rice							
Median price	\$1,032,500	Pro	operty Type	Unit			Suburb	Templestowe Lower
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress 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









Property Type: Townhouse Agent Comments

Indicative Selling Price \$980,000 - \$1,070,000 Median Unit Price September quarter 2023: \$1,032,500

Comparable Properties









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



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 Agent Comments (REI)



Price: \$825,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

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