

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

19/246 High Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$750,000

Median sale price

Median price \$1,235,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2022 to 31/03/2022 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	6/246 High St TEMPLESTOWE LOWER 3107	\$920,000	12/04/2022
2	8/246 High St TEMPLESTOWE LOWER 3107	\$911,000	20/02/2022
3	3/33 Westfield Dr DONCASTER 3108	\$865,000	30/04/2022

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:

30/05/2022 10:35

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

March quarter 2022: \$1,235,000



 3  2  1

Property Type: Townhouse

Land Size: 145 sqm approx

Agent Comments

Comparable Properties



6/246 High St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

 3  -  -

Price: \$920,000

Method: Sale

Date: 12/04/2022

Property Type: Flat/Unit/Apartment (Res)



8/246 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$911,000

Method: Auction Sale

Date: 20/02/2022

Property Type: Unit

Land Size: 346 sqm approx



3/33 Westfield Dr DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$865,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Townhouse (Res)

Land Size: 212 sqm approx