#### 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	19/246 High Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$690,000 & \$750,000	Range between	\$690,000	&	\$750,000
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#### Median sale price

Median price	\$1,235,000	Pro	perty Type Ur	it		Suburb	Templestowe Lower
Period - From	01/01/2022	to	31/03/2022	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.

#### Address of comparable property

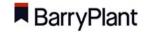
Add	dress of comparable property	Price	Date of sale
1	6/246 High St TEMPLESTOWE LOWER 3107	\$920,000	12/04/2022
2	8/246 High St TEMPLESTOWE LOWER 3107	\$911,000	20/02/2022
3	3/33 Westfield Dr DONCASTER 3108	\$865,000	30/04/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





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**Indicative Selling Price** \$690,000 - \$750,000 **Median Unit Price** March quarter 2022: \$1,235,000





Property Type: Townhouse Land Size: 145 sqm approx

**Agent Comments** 

## Comparable Properties



6/246 High St TEMPLESTOWE LOWER 3107

(VG)

**--**3

Price: \$920,000 Method: Sale Date: 12/04/2022

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



8/246 High St TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$911,000 Method: Auction Sale Date: 20/02/2022 Property Type: Unit

Land Size: 346 sqm approx

Agent Comments



3/33 Westfield Dr DONCASTER 3108 (REI)

Price: \$865,000 Method: Auction Sale Date: 30/04/2022

Property Type: Townhouse (Res) Land Size: 212 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



