

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

3/74 Anderson Street Templestowe VIC 3106

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,500

Property type

Unit

Suburb

Templestowe

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

4/35-37 Serpells Road Templestowe VIC 3106	\$630,000	20-Sep-19
5/420-424 Church Road Templestowe VIC 3106	\$676,000	14-Sep-19
3/13 Glendale Avenue Templestowe VIC 3106	\$706,000	24-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 19 February 2020


**4/35-37 Serpells Road
Templestowe VIC 3106**
 2  1  1

Sold Price **\$630,000** Sold Date **20-Sep-19**

Distance **0.96km**

**5/420-424 Church Road
Templestowe VIC 3106**
 2  2  1

Sold Price **\$676,000** Sold Date **14-Sep-19**

Distance **1.16km**

**3/13 Glendale Avenue Templestowe
VIC 3106**
 2  1  1

Sold Price **\$706,000** Sold Date **24-Aug-19**

Distance **0.51km**
RS = Recent sale

UN = Undisclosed Sale

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