Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | 11/231 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 | \$780,000 | & | \$858,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$1,040,000 | Pro | perty Type Ur | it | | Suburb | Templestowe Lower |
|---------------|-------------|-----|---------------|----|------|--------|-------------------|
| Period - From | 01/01/2024 | to | 31/03/2024 | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|--------------------------------------|-----------|--------------|
| 1 | 7/189 Foote St TEMPLESTOWE 3106 | \$845,000 | 25/01/2024 |
| 2 | 104/2-6 Anderson St TEMPLESTOWE 3106 | \$700,000 | 08/12/2023 |
| 3 | 102/164 Manningham Rd BULLEEN 3105 | \$635,000 | 10/11/2023 |

OR

В* 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: | 16/05/2024 13:22 |
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Property Type: Apartment Land Size: 128 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$858,000 **Median Unit Price** March quarter 2024: \$1,040,000

Comparable Properties

7/189 Foote St TEMPLESTOWE 3106 (VG)





Agent Comments

Price: \$845,000 Method: Sale Date: 25/01/2024

Property Type: Flat/Unit/Apartment (Res)



104/2-6 Anderson St TEMPLESTOWE 3106

(REI)



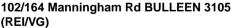


Price: \$700,000 Method: Private Sale

Date: 08/12/2023

Property Type: Apartment

Agent Comments







= 3 Price: \$635,000

Property Type: Apartment

Method: Private Sale Date: 10/11/2023

Agent Comments

Account - Barry Plant | P: 03 9842 8888



