

# 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

11/231 High Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$858,000

### Median sale price

Median price \$1,040,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	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**

**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: 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**

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**Price:** \$845,000  
**Method:** Sale  
**Date:** 25/01/2024  
**Property Type:** Flat/Unit/Apartment (Res)



104/2-6 Anderson St TEMPLESTOWE 3106 (REI)

**Agent Comments**

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**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** Apartment



102/164 Manningham Rd BULLEEN 3105 (REI/VG)

**Agent Comments**

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**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888