

# 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 2/18 Ashford 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 \$750,000 & \$800,000

### Median sale price

Median price \$985,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2021 to 30/06/2021 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	5/22-24 Foote St TEMPLESTOWE LOWER 3107	\$785,000	28/04/2021
2	2/22-24 Foote St TEMPLESTOWE LOWER 3107	\$775,000	01/04/2021
3	9/3 Venn Mews TEMPLESTOWE LOWER 3107	\$799,000	31/03/2021
4	8/3 Venn Mews TEMPLESTOWE LOWER 3107	\$790,000	24/02/2021
5	10/3 Venn Mews TEMPLESTOWE LOWER 3107	\$790,000	20/02/2021

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: 02/08/2021 10:11



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**5/22-24 Foote St TEMPLESTOWE LOWER 3107** Agent Comments  
(REI)



**Price:** \$785,000

**Method:** Sold Before Auction

**Date:** 28/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 154 sqm approx



**2/22-24 Foote St TEMPLESTOWE LOWER 3107** Agent Comments  
(REI)



**Price:** \$775,000

**Method:** Sold Before Auction

**Date:** 01/04/2021

**Property Type:** Townhouse (Single)

**9/3 Venn Mews TEMPLESTOWE LOWER 3107** Agent Comments  
(VG)



**Price:** \$799,000

**Method:** Sale

**Date:** 31/03/2021

**Property Type:** Strata Unit/Flat

8/3 Venn Mews TEMPLESTOWE LOWER 3107 Agent Comments  
(VG)

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**Price:** \$790,000  
**Method:** Sale  
**Date:** 24/02/2021  
**Property Type:** Strata Unit/Flat

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10/3 Venn Mews TEMPLESTOWE LOWER 3107 Agent Comments  
(VG)

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**Price:** \$790,000  
**Method:** Sale  
**Date:** 20/02/2021  
**Property Type:** Strata Unit/Flat

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