

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

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



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



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

2 1 1

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)

2 2 1

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)

2 - -

Price: \$799,000

Method: Sale

Date: 31/03/2021

Property Type: Strata Unit/Flat

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

 2  -  -

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



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

 2  -  -

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

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088