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

3/15-17 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$990,000		&		\$1,050,0	00			
Median sale p	rice								
Median price	\$985,000	Pro	operty Type	Unit			Suburb	Templestowe Lower	
Period - From	01/04/2021	to	30/06/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	2/130 Parker St TEMPLESTOWE 3106	\$1,037,000	15/05/2021
2	4/15 Herlihys Rd TEMPLESTOWE LOWER 3107	\$999,000	13/04/2021
3	5/15 Herlihys Rd TEMPLESTOWE LOWER 3107	\$999,000	15/04/2021

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:

12/10/2021 17:01









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$990,000 - \$1,050,000 Median Unit Price June quarter 2021: \$985,000

Comparable Properties



2/130 Parker St TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,037,000 Method: Auction Sale Date: 15/05/2021 Property Type: Townhouse (Res)

4/15 Herlihys Rd TEMPLESTOWE LOWER 3107 Agent Comments (VG)



Price: \$999,000 Method: Sale Date: 13/04/2021 Property Type: Flat/Unit/Apartment (Res)

5/15 Herlihys Rd TEMPLESTOWE LOWER 3107 Agent Comments (VG)



Price: \$999,000 Method: Sale Date: 15/04/2021 Property Type: Flat/Unit/Apartment (Res)

Account - The Agency Port Phillip | P: 03 8578 0388



propertydata

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