

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

146 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$946,000

Property Type Unit

Suburb Templestowe Lower

Period - From 01/01/2021

to 31/03/2021

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	7 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,170,000	08/07/2021
2	2/1 Eyre Ct TEMPLESTOWE LOWER 3107	\$1,160,000	26/06/2021
3	7/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,185,000	12/03/2021

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:

14/07/2021 14:59



Property Type: Townhouse

Agent Comments

Comparable Properties



7 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,170,000

Method: Sold Before Auction

Date: 08/07/2021

Property Type: House (Res)

Land Size: 341 sqm approx



2/1 Eyre Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Townhouse (Res)



7/81-83 Glenair Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,185,000

Method: Sold Before Auction

Date: 12/03/2021

Property Type: Townhouse (Res)