Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/6 Ashford Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,448,000	Pro	perty Type H	louse		Suburb	Templestowe Lower
Period - From	01/07/2021	to	30/06/2022		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

7,01	aress of comparable property	1 1100	Date of Sale
1	2/7 Michael St TEMPLESTOWE LOWER 3107	\$1,180,000	30/04/2022
2	3/105 Atkinson St TEMPLESTOWE 3106	\$1,180,000	29/04/2022
3	3/94 Rose Av TEMPLESTOWE LOWER 3107	\$1,130,000	20/07/2022

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:	14/10/2022 11:30



Date of sale

McGrath





Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending June 2022: \$1,448,000

Comparable Properties



2/7 Michael St TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$1,180,000 Method: Auction Sale Date: 30/04/2022

Rooms: 7

Property Type: Townhouse (Res) Land Size: 234 sqm approx

Agent Comments

3/105 Atkinson St TEMPLESTOWE 3106 (REI/VG)

└─ 4



Price: \$1,180,000

Method: Sold Before Auction

Date: 29/04/2022

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



3/94 Rose Av TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$1,130,000 Method: Private Sale Date: 20/07/2022

Property Type: Townhouse (Single) Land Size: 200 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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