

# 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

2/6 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,448,000

Property Type House

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	Price	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



4 3 2

**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)**

Agent Comments

4 2 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 234 sqm approx



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

Agent Comments

4 2 2

**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 29/04/2022

**Property Type:** Townhouse (Res)



**3/94 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

4 3 2

**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