

# 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

1/32 Milne Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$580,000

&

\$620,000

### Median sale price\*

Median price

\$799,000

Property Type

Unit

Suburb

Templestowe

Period - From

07/10/2019

to

07/04/2020

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	1/111 James St TEMPLESTOWE 3106	\$605,999	08/11/2019
2	2/238 Greenslopes Dr TEMPLESTOWE LOWER 3107	\$600,000	31/03/2020
3	6/47-49 Glendale Av TEMPLESTOWE 3106	\$579,500	07/12/2019

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:

07/04/2020 15:55

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**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price \***

07/10/2019 - 07/04/2020: \$799,000

\* Agent calculated median



2   1   1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/111 James St TEMPLESTOWE 3106 (REI/VG)** Agent Comments

2   1   1

**Price:** \$605,999

**Method:** Private Sale

**Date:** 08/11/2019

**Property Type:** Unit



**2/238 Greenslopes Dr TEMPLESTOWE LOWER 3107 (REI)** Agent Comments

2   1   1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 31/03/2020

**Property Type:** Unit



**6/47-49 Glendale Av TEMPLESTOWE 3106 (REI/VG)** Agent Comments

2   2   1

**Price:** \$579,500

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Apartment

**Land Size:** 100 sqm approx