# 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$580,000		&		\$620,000			
Median sale price*								
Median price	\$799,000	Pro	operty Type	Unit			Suburb	Templestowe
Period - From	07/10/2019	to	07/04/2020		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	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









**Property Type:** Townhouse (Res) Agent Comments Lorenzo Centofanti 03 9840 1111 0478 258 000 LCentofanti@parkesproperty.com.au

> Indicative Selling Price \$580,000 - \$620,000 Median Unit Price \* 07/10/2019 - 07/04/2020: \$799,000 \* Agent calculated median

# **Comparable Properties**



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

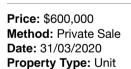


Price: \$605,999 Method: Private Sale Date: 08/11/2019 Property Type: Unit



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







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

**1** 2 **1** 2 **1** 1

Price: \$579,500 Method: Auction Sale Date: 07/12/2019 Property Type: Apartment Land Size: 100 sqm approx

Account - Parkes Property | P: 9840 1111 | F: 9840 1570



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments