

# 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	4/8 Anderson Street, Templestowe Vic 3106
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### Indicative selling price

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

Range between \$675,000 & \$742,000

### Median sale price

Median price	\$1,025,000	Property Type	Townhouse	Suburb	Templestowe
Period - From	07/12/2022	to	06/12/2023	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	23/133 Parker St TEMPLESTOWE 3106	\$760,000	26/08/2023
2	4/10-12 Anderson St TEMPLESTOWE 3106	\$692,000	25/11/2023
3	2/8 Anderson St TEMPLESTOWE 3106	\$670,000	18/11/2023

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: 07/12/2023 09:10