

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

2/215 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$758,750 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2019 to 30/06/2019 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	4/215 High St TEMPLESTOWE LOWER 3107	\$548,000	20/07/2019
2	3/215 High St TEMPLESTOWE LOWER 3107	\$525,500	15/06/2019
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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: 16/09/2019 11:19



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
June quarter 2019: \$758,750

Comparable Properties



4/215 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$548,000
Method: Auction Sale
Date: 20/07/2019
Property Type: Apartment



3/215 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$525,500
Method: Auction Sale
Date: 15/06/2019
Rooms: 4
Property Type: Unit

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.