

## 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

2/90 Parker 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)

Single price

\$660,000

### Median sale price

Median price

\$836,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/01/2020

to

31/03/2020

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	12/131 Parker St TEMPLESTOWE 3106	\$790,000	19/12/2019
2	2/119 James St TEMPLESTOWE 3106	\$693,500	07/12/2019
3	3/74 Anderson St TEMPLESTOWE 3106	\$675,000	21/03/2020

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:

24/04/2020 14:05

2/90 Parker Street, Templestowe Vic 3106



first national | Bill Schlink

Eddie Fakhri

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0402 425 715

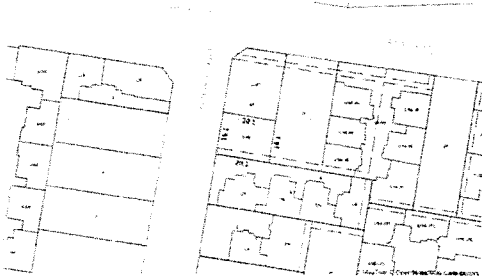
eddie@billschlink.com.au

**Indicative Selling Price**

\$660,000

**Median Unit Price**

March quarter 2020: \$836,000

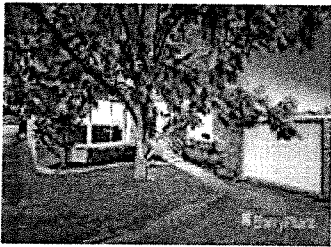


2 -

**Property Type:** Flat

**Agent Comments**

## Comparable Properties



12/131 Parker St TEMPLESTOWE 3106 (REI)

**Agent Comments**

3 2 1

**Price:** \$790,000

**Method:** Private Sale

**Date:** 19/12/2019

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 434 sqm approx



2/119 James St TEMPLESTOWE 3106 (REI)

**Agent Comments**

2 1 1

**Price:** \$693,500

**Method:** Auction Sale

**Date:** 07/12/2019

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 128 sqm approx



3/74 Anderson St TEMPLESTOWE 3106 (REI)

**Agent Comments**

2 1 2

**Price:** \$675,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Unit

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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.