

## 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

2/7 MICHAEL STREET TEMPLESTOWE LOWER VIC 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$937,500

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
4/347 HIGH STREET TEMPLESTOWE LOWER VIC 3107	\$1,050,000	13-Oct-21
1/10 BALMORAL AVENUE TEMPLESTOWE LOWER VIC 3107	-	19-Mar-22

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 6 months.

This Statement of Information was prepared on: 25 March 2022



**4/347 HIGH STREET  
TEMPLESTOWE LOWER VIC 3107**

 4  2  2

Sold Price **\$1,050,000** Sold Date **13-Oct-21**

Distance **1.28km**



**1/10 BALMORAL AVENUE  
TEMPLESTOWE LOWER VIC 3107**

 4  2  2

Sold Price <sup>RS</sup> - Sold Date **19-Mar-22**

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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