

## 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

1/206 High 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)

Range between

\$670,000

&

\$730,000

#### Median sale price

Median price

\$758,750

House

Unit

X

Suburb

Templestowe  
Lower

Period - From

01/04/2019

to

30/06/2019

Source

REIV

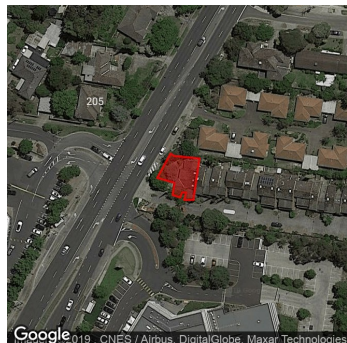
#### Comparable property sales (\*Delete A or B below as applicable)

- 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	5/160 Williamsons Rd DONCASTER 3108	\$720,000	15/05/2019
2	3/15 Ashford St TEMPLESTOWE LOWER 3107	\$713,000	11/05/2019
3	4/70 Macedon Rd TEMPLESTOWE LOWER 3107	\$710,500	04/03/2019

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.



 2  2  1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 246 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$670,000 - \$730,000  
**Median Unit Price**  
 June quarter 2019: \$758,750

## Comparable Properties

5/160 Williamsons Rd DONCASTER 3108 (VG) Agent Comments

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**Price:** \$720,000  
**Method:** Sale  
**Date:** 15/05/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



3/15 Ashford St TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 2  1  1

**Price:** \$713,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 210 sqm approx



4/70 Macedon Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 2  2  1

**Price:** \$710,500  
**Method:** Private Sale  
**Date:** 04/03/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 322 sqm approx