

# 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

1/138 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

\$995,000

### Median sale price

Median price

\$706,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/07/2019

to

30/09/2019

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	1/6 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,023,000	15/07/2019
2	2/42 Astley St TEMPLESTOWE LOWER 3107	\$1,000,000	22/08/2019
3	3/23 June Cr TEMPLESTOWE 3106	\$950,000	11/11/2019

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.~~

This Statement of Information was prepared on:

18/11/2019 10:53



**Property Type:** Townhouse (Res)

**Land Size:** 284 sqm approx

Agent Comments

**Indicative Selling Price**

\$995,000

**Median Unit Price**

September quarter 2019: \$706,000

## Comparable Properties



**1/6 Waratah Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,023,000

**Method:** Private Sale

**Date:** 15/07/2019

**Property Type:** Townhouse (Res)

**Land Size:** 247 sqm approx



**2/42 Astley St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 22/08/2019

**Property Type:** Townhouse (Single)



**3/23 June Cr TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Private Sale

**Date:** 11/11/2019

**Property Type:** Townhouse (Single)