Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	3/244 Thompsons Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000	&	\$820,000
-------------------------	---	-----------

Median sale price

Median price	\$971,000	Pro	perty Type	Townho	ouse	Suburb	Templestowe Lower
Period - From	26/10/2020	to	25/10/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3/102-106 Thompsons Rd BULLEEN 3105	\$820,000	01/05/2021
2	5/22-24 Foote St TEMPLESTOWE LOWER 3107	\$785,000	28/04/2021
3			

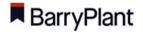
OR

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:	26/10/2021 11:13



Date of sale







Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$780,000 - \$820,000 Median Townhouse Price 26/10/2020 - 25/10/2021: \$971,000

Comparable Properties



3/102-106 Thompsons Rd BULLEEN 3105

(REI)

-

J 2

6

Price: \$820,000

Method: Sold Before Auction

Date: 01/05/2021

Property Type: Townhouse (Res) **Land Size:** 159 sqm approx

5/22-24 Foote St TEMPLESTOWE LOWER 3107 Agent Comments

Agent Comments

(REI)

ŧ





Price: \$785.000

Method: Sold Before Auction

Date: 28/04/2021

Property Type: Townhouse (Res) **Land Size:** 154 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



