

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

3/244 Thompsons Road, Templestowe Lower Vic 3107

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 Property Type Townhouse 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 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	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



 3  1  1

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)

Agent Comments

 3  2  1

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 (REI)

Agent Comments

 2  1  1

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.