

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

8 Heysham Way, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,380,000

Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Templestowe

Period - From 05/10/2022

to

04/10/2023

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	21 Clarke St TEMPLESTOWE 3106	\$1,700,000	21/09/2023
2	8 Omar St TEMPLESTOWE LOWER 3107	\$1,420,000	12/09/2023
3	15A Airdrie Ct TEMPLESTOWE LOWER 3107	\$1,418,000	26/09/2023

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:

05/10/2023 10:31