

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 2/356 High Street, Templestowe Lower VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,165,000

Median sale price

Median price \$825,500 Property type *Townhouse* Suburb Templestowe Lower

Period - From Oct'19 to Dec'19 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. 2/18 Sunhill Road, Templestowe Lower	\$ 1,050,000	22/02/2020
2. 1/6 Waratah Drive, Templestowe Lower	\$ 1,050,000	28/11/2019
3. 1/6 Sunhill Road, Templestowe Lower	\$ 1,020,000	24/12/2019

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: 24/03/2020

Comparable properties



\$1,050,000

2/18 Sunhill Road, Templestowe Lower, Victoria

DATE: 22/02/2020

PROPERTY TYPE: House

 4  2
 2  424 sqm x



\$1,050,000

1/6 Waratah Drive, Templestowe Lower, Victoria

DATE: 28/11/2019

PROPERTY TYPE: Townhouse

 4  2
 2  248 sqm



\$1,020,000

1/6 Sunhill Road, Templestowe Lower, Victoria

DATE: 24/12/2019

PROPERTY TYPE: Townhouse

 4  2
 2  x

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