

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 | 2/15 Ashford Street, Templestowe Lower | | | | |
| postcode | · | | | | |
| | | | | | |

Indicative selling price

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

Single price \$ 1,050,000

Median sale price

| Median price | \$925,000 | | Property type | Townho | Townhouse | | Templestowe Lower |
|---------------|------------|----|---------------|--------|-----------|--|-------------------|
| Period - From | April 2022 | to | June 2022 | Source | R/E | | |

Comparable property sales

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 2/8 Ashford Street, Templestowe Lower | \$988,000 | 6/4/2022 |
| 2 5A Hakea Street, Templestowe | \$ 1,070,000 | 2/7/2022 |
| 3 2/57 Rose Avenue, Templestowe Lower | \$ 1,030,000 | 4/4/2022 |

| This Statement of Information was prepared on: | 24/08/2022 |
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| | |



Comparable properties



\$988,000

2/8 Ashford Street, Templestowe Lower, Victoria

DATE: 6/4/2022

PROPERTY TYPE: UNIT

sqm

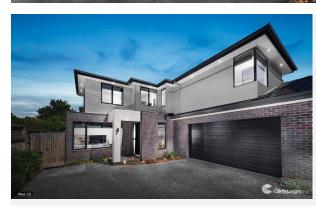


\$1,070,000

5A Hakea Street, Templestowe, Victoria

DATE: 2/7/2022

PROPERTY TYPE: UNIT



\$1,030,000

2/57 Rose Avenue, Templestowe Lower, Victoria

DATE: 4/4/2022

PROPERTY TYPE: UNIT

3

2

sqm ×

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