

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

2/12 Horsfall 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

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

1/32 Milne Street Templestowe VIC 3106	\$602,000	19-Sep-20
16/316 Manningham Road Doncaster VIC 3108	\$515,000	26-Jun-20
105/194 Manningham Road Bulleen VIC 3105	\$510,000	02-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 10 October 2020



1/32 Milne Street Templestowe VIC 3106

Sold Price

^{RS} **\$602,000** ^{UN}

Sold Date

19-Sep-20

 2

 1

 1

Distance

1.37km



**16/316 Manningham Road
Doncaster VIC 3108**

Sold Price

\$515,000

Sold Date

26-Jun-20

 2

 1

 1

Distance

1.09km



**105/194 Manningham Road Bulleen
VIC 3105**

Sold Price

\$510,000

Sold Date

02-Jun-20

 2

 1

 1

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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