

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 5A Ians Grove, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,320,000 & \$1,450,000

Median sale price

Median price \$868,000 Property Type Unit Suburb Templestowe Lower

Period - From 05/01/2020 to 04/01/2021 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	7a Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,441,800	09/07/2020
2	10a Gertrude St TEMPLESTOWE LOWER 3107	\$1,415,000	31/07/2020
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: 05/01/2021 14:50

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Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,450,000
Median Unit Price
05/01/2020 - 04/01/2021: \$868,000

Comparable Properties



7a Sunhill Rd TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

4 2 2

Price: \$1,441,800
Method: Private Sale
Date: 09/07/2020
Property Type: Townhouse (Single)
Land Size: 356 sqm approx



10a Gertrude St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

4 3 2

Price: \$1,415,000
Method: Private Sale
Date: 31/07/2020
Property Type: Townhouse (Single)
Land Size: 377 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.