

# 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

1/5 Ashford Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$1,078,000

### Median sale price

Median price

\$1,130,750

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

31/01/2023

to

30/01/2024

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	5/26 Parker St TEMPLESTOWE LOWER 3107	\$1,160,000	16/12/2023
2	5/108 Parker St TEMPLESTOWE 3106	\$880,000	02/12/2023
3	1/108 Parker St TEMPLESTOWE 3106	\$850,000	09/11/2023

**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:

31/01/2024 13:22



 4  2  1

**Property Type:** Townhouse

**Land Size:** 231 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,078,000

**Median Townhouse Price**

31/01/2023 - 30/01/2024: \$1,130,750

## Comparable Properties



**5/26 Parker St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Townhouse (Res)



**5/108 Parker St TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

**1/108 Parker St TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 3  -  -

**Price:** \$850,000

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** Townhouse (Res)