

## 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

1/8 Union Street Templestowe Lower VIC 3107

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Feb 2019

to

31 Jan 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

4/8 Union Street Templestowe Lower VIC 3107	\$800,000	15-Nov-19
6/246 High Street Templestowe Lower VIC 3107	\$756,800	14-Jan-20
2/1 Lakeview Terrace Templestowe Lower VIC 3107	\$755,000	19-Oct-19

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: 14 February 2020



**4/8 Union Street Templestowe  
Lower VIC 3107**

3 2 1

Sold Price **\$800,000<sup>UN</sup>** Sold Date **15-Nov-19**

Distance **0.03km**



**6/246 High Street Templestowe  
Lower VIC 3107**

3 2 1

Sold Price **\$756,800** Sold Date **14-Jan-20**

Distance **1.6km**



**2/1 Lakeview Terrace Templestowe  
Lower VIC 3107**

3 2 1

Sold Price **\$755,000** Sold Date **19-Oct-19**

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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