

# 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

394 Thompsons Road, 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)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,445,000

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2021

to

30/06/2021

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	16 Flinders St BULLEEN 3105	\$1,190,500	03/07/2021
2	24 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,185,000	01/05/2021
3	14 Flinders St BULLEEN 3105	\$1,100,000	03/07/2021

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:

09/09/2021 15:43



 3    2    1

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

June quarter 2021: \$1,445,000

## Comparable Properties



**16 Flinders St BULLEEN 3105 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,190,500

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



**24 Sinclair Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,185,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**14 Flinders St BULLEEN 3105 (REI)**

Agent Comments

 3    2    5

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** House (Res)

**Land Size:** 592 sqm approx