

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

1/59 Parker Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/07/2021

to

30/09/2021

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	5/12-20 Foote St TEMPLESTOWE LOWER 3107	\$778,500	26/10/2021
2	10/1-7 Hovea St TEMPLESTOWE 3106	\$765,000	20/10/2021
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:

08/11/2021 17:23



 3  1  1

Property Type: Unit
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
September quarter 2021: \$870,000

Comparable Properties



5/12-20 Foote St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  1  1

Price: \$778,500
Method: Auction Sale
Date: 26/10/2021
Property Type: Unit



10/1-7 Hovea St TEMPLESTOWE 3106 (REI) **Agent Comments**

 3  1  2

Price: \$765,000
Method: Private Sale
Date: 20/10/2021
Rooms: 5
Property Type: Unit
Land Size: 292 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.