Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/15 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,130,000	Pro	operty Type	Том	nhouse		Suburb	Templestowe Lower	
Period - From	11/12/2022	to	10/12/2023	5	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/41 John St TEMPLESTOWE LOWER 3107	\$1,260,000	19/08/2023
2	1/3 Fran Ct TEMPLESTOWE LOWER 3107	\$1,230,000	22/07/2023
3	2/15 Hazel Dr TEMPLESTOWE LOWER 3107	\$1,200,000	13/06/2023

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:

11/12/2023 09:05



Mc**Grath**

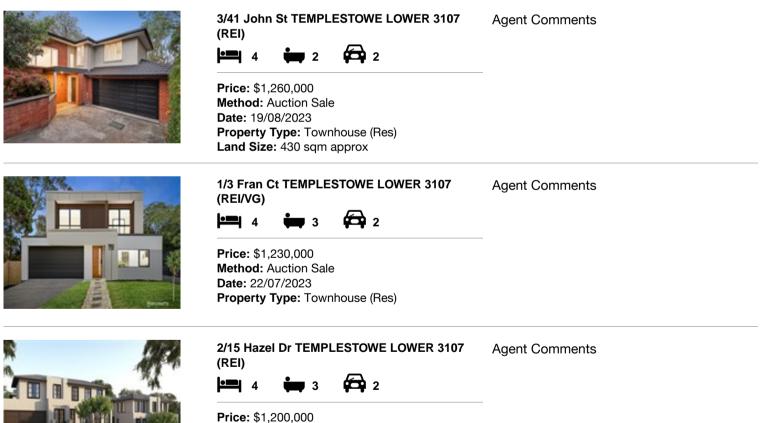


Property Type: Townhouse (Res) Agent Comments leonli@mcgrath.com.au

Leon Li 0450470207

\$1,200,000 - \$1,300,000 Median Townhouse Price 11/12/2022 - 10/12/2023: \$1,130,000

Comparable Properties



Price: \$1,200,000 Method: Private Sale Date: 13/06/2023 Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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