

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

2/15 Herlihy Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,130,000

Property Type Townhouse

Suburb Templestowe Lower

Period - From 11/12/2022

to

10/12/2023

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	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



4 3 2

Property Type: Townhouse (Res)
Agent Comments

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

Comparable Properties

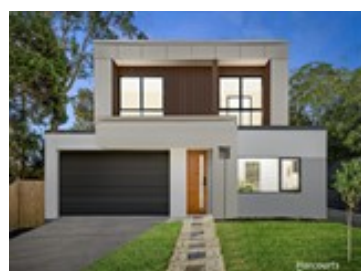


3/41 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,260,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)
Land Size: 430 sqm approx



1/3 Fran Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,230,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Townhouse (Res)



2/15 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

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