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	3/41 John Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	
postcode	

Indicative selling price

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

narige between \$900,000 & \$1,000,000	Range between	\$960,000	&	\$1,050,000
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Median sale price

Median price	\$1,125,000	Pro	perty Type T	ownhouse		Suburb	Templestowe Lower
Period - From	03/08/2022	to	02/08/2023		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

Add	dress of comparable property	Price	Date of sale
1	1/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,050,000	03/06/2023
2	9a Killarney Rd TEMPLESTOWE LOWER 3107	\$1,010,000	01/07/2023
3	3/12 Ashford St TEMPLESTOWE LOWER 3107	\$1,010,000	30/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/08/2023 21:54



McGrath

Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$960,000 - \$1,050,000 Median Townhouse Price 03/08/2022 - 02/08/2023: \$1,125,000

Agent Comments



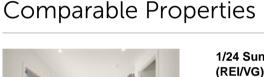


Property Type: Townhouse

(Single)

Land Size: 430 sqm approx

Agent Comments





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Price: \$1,050,000 Method: Private Sale Date: 03/06/2023

Property Type: Townhouse (Single) **Land Size:** 242 sqm approx



9a Killarney Rd TEMPLESTOWE LOWER 3107 Agent Comments

(REI)

=|3 **=**|2 **=**|2

Price: \$1,010,000 **Method:** Auction Sale **Date:** 01/07/2023

Property Type: Townhouse (Res) **Land Size:** 349 sqm approx



3/12 Ashford St TEMPLESTOWE LOWER 3107 Agent Comments

(REI/VG)

--- 3 **---** 2 **---**

Price: \$1,010,000

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Townhouse (Res) **Land Size:** 251 sqm approx

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



