

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/1 Lakeview Terrace, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$1,200,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/10/2022 to 31/12/2022 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/9 Montgomery PI BULLEEN 3105	\$825,000	27/09/2022
2	15/4 Gambier Av TEMPLESTOWE LOWER 3107	\$793,000	26/11/2022
3	5/1a Feathertop Av TEMPLESTOWE LOWER 3107	\$602,000	07/02/2023

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

26/03/2023 13:03



 3  2  1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

December quarter 2022: \$1,200,000

## Comparable Properties

**2/9 Montgomery PI BULLEEN 3105 (VG)**

Agent Comments

 2  -  -

**Price:** \$825,000

**Method:** Sale

**Date:** 27/09/2022

**Property Type:** Flat/Unit/Apartment (Res)



**15/4 Gambier Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$793,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Property Type:** Townhouse (Res)



**5/1a Feathertop Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 2  1  2

**Price:** \$602,000

**Method:** Private Sale

**Date:** 07/02/2023

**Property Type:** Townhouse (Res)