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	4/136 Parker Street, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$960,000	&	\$1,056,000
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Median sale price

Median price	\$950,000	Pro	perty Type U	nit		Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024	So	ource	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	63 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,040,000	30/12/2024
2	5/365 High St TEMPLESTOWE LOWER 3107	\$970,000	02/12/2024
3	2/1 Gambier Av TEMPLESTOWE LOWER 3107	\$1,050,000	25/11/2024

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:	20/01/2025 16:29





William Zhu 03 9842 8000 0402 298 130 william.zhu@harcourts.com.au

Indicative Selling Price \$960,000 - \$1,056,000 **Median Unit Price** December quarter 2024: \$950,000



Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



63 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,040,000 Method: Private Sale Date: 30/12/2024

Property Type: Townhouse (Single) Land Size: 301 sqm approx

Agent Comments



5/365 High St TEMPLESTOWE LOWER 3107 (REI)





Agent Comments

Price: \$970,000 Method: Private Sale Date: 02/12/2024

Property Type: Townhouse (Single) Land Size: 210 sqm approx



2/1 Gambier Av TEMPLESTOWE LOWER 3107 (REI)



Agent Comments

Price: \$1,050,000 Method: Private Sale Date: 25/11/2024

Property Type: Townhouse (Res) Land Size: 312 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000





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