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

319 High Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,580,000		&		\$1,680,000			
Median sale pr	rice							
Median price	\$1,437,000	Pro	operty Type	Hou	ise		Suburb	Templestowe Lower
Period - From	01/07/2021	to	30/09/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	13 Glen Ct TEMPLESTOWE 3106	\$1,700,000	25/11/2021
2	2 Glen Ct TEMPLESTOWE 3106	\$1,650,000	15/07/2021
3	4 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,590,000	06/10/2021

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:

09/12/2021 15:30





Bimal Abeysiri 0418 100 144 bimal.abeysiri@vicprop.com.au





Rooms: 10 Property Type: House (Res) Land Size: 670 sqm approx Agent Comments Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price September quarter 2021: \$1,437,000

Comparable Properties



13 Glen Ct TEMPLESTOWE 3106 (REI)

2 Glen Ct TEMPLESTOWE 3106 (REI/VG)

2 2



Price: \$1,700,000 Method: Sold Before Auction Date: 25/11/2021 Property Type: House Agent Comments

Agent Comments



Price: \$1,650,000 Method: Auction Sale Date: 15/07/2021 Property Type: House

Land Size: 865 sqm approx

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4 Montpellier Cr TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,590,000 Method: Auction Sale Date: 06/10/2021 Property Type: House (Res) Land Size: 688 sqm approx

Account - VICPROP



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