

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

7/26-28 Parker Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$992,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

05/01/2021

to

04/01/2022

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 Macrobertson St TEMPLESTOWE LOWER 3107	\$1,320,000	04/12/2021
2	146 Swanston St TEMPLESTOWE LOWER 3107	\$1,292,000	09/10/2021
3	12a Mincha Av TEMPLESTOWE LOWER 3107	\$1,200,000	03/11/2021

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:

05/01/2022 12:07



4 3 2

Property Type: Brand New Townhouse
Land Size: 271 approx sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000
Median Townhouse Price
 05/01/2021 - 04/01/2022: \$992,000

Comparable Properties



3 Macrobertson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,320,000
Method: Auction Sale
Date: 04/12/2021
Property Type: Townhouse (Res)
Land Size: 350 sqm approx



146 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,292,000
Method: Auction Sale
Date: 09/10/2021
Property Type: Townhouse (Res)
Land Size: 417 sqm approx



12a Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 03/11/2021
Property Type: Townhouse (Res)
Land Size: 345 sqm approx

Account - The Agency Boroondara | P: 03 8578 0399