

## 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

2/15 Ashford Street, Templestowe Lower

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$980,000

**Median sale price**

Median price

\$825,000

Property type

Townhouse

Suburb

Templestowe Lower

Period - From

July 20

to

Sept 20

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
1/20 Ashford Street, Templestowe Lower	\$866,000	31/12/2020
2/30 Ashford Street, Templestowe Lower	\$950,000	28/10/2020
3/57 Parker Street, Templestowe Lower	\$937,500	26/11/2020

This Statement of Information was prepared on:

14/01/2021

## Comparable properties



**\$866,000**

1/20 Ashford Street, Templestowe Lower, Victoria

**DATE:** 31.12.2020

**PROPERTY TYPE:** Townhouse

 3  2  
 2  275 sqm x



**\$950,000**

2/30 Ashford Street, Templestowe Lower, Victoria

**DATE:** 28.10.2020

**PROPERTY TYPE:** Townhouse

 3  2  
 2  167 sqm



**\$937,500**

3/57 Parker Street, Templestowe Lower Victoria

**DATE:** 26/11/2020

**PROPERTY TYPE:** Townhouse

 3  2  
 2  333 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee