

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	17/22-36 Anderson Street, Templestowe Vic 3106
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Indicative selling price

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

Single price	\$410,000
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Median sale price

Median price	\$950,000	Property Type	Unit	Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024	Source	REIV

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

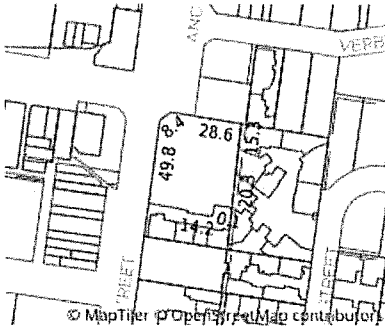
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/231 High St TEMPLESTOWE LOWER 3107	\$500,000	13/10/2024
2	14/22-36 Anderson St TEMPLESTOWE 3106	\$425,000	22/08/2024
3	10/231 High St TEMPLESTOWE LOWER 3107	\$415,000	07/08/2024

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.~~

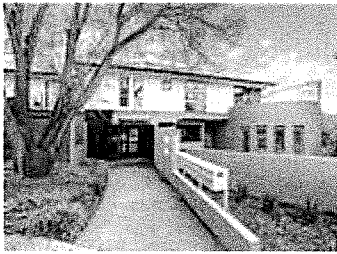
This Statement of Information was prepared on:	05/02/2025 09:04
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Property Type:
Agent Comments

Indicative Selling Price
\$410,000
Median Unit Price
December quarter 2024: \$950,000

Comparable Properties



5/231 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 13/10/2024
Property Type: Apartment

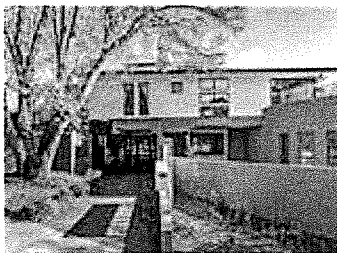


14/22-36 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 22/08/2024
Property Type: Apartment



10/231 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 07/08/2024
Property Type: Apartment

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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