

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

1/351 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,032,500

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/07/2023

to

30/09/2023

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 Alexander Cr TEMPLESTOWE LOWER 3107	\$1,392,000	09/06/2023
2	1/3 Fran Ct TEMPLESTOWE LOWER 3107	\$1,230,000	22/07/2023
3	3/3 Fran Ct TEMPLESTOWE LOWER 3107	\$1,125,000	17/04/2023

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:

23/10/2023 16:58



 4  3  2

Property Type: Townhouse (Res)

Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000

Median Unit Price

September quarter 2023: \$1,032,500

Comparable Properties



5 Alexander Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,392,000

Method: Sold Before Auction

Date: 09/06/2023

Property Type: House (Res)

Land Size: 262 sqm approx



1/3 Fran Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,230,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)



3/3 Fran Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,125,000

Method: Private Sale

Date: 17/04/2023

Property Type: Townhouse (Single)