

# 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 1/326 Thompsons Road, Templestowe Lower, VIC 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$950,000 & \$1,000,000

### Median sale price

Median price \$1,199,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 30/11/2019 to 30/11/2020 Source Realestate

### Comparable property sales

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
5/142-144 TEMPLESTOWE ROAD, TEMPLESTOWE LOWER VIC 3107	\$998,500	22/03/2021
5/347 High St Templestowe Lower	\$960,000	02/08/2021
2/97 Foote St Templestowe Lower	\$920,000	20/03/2021

This Statement of Information was prepared on: 23/12/2020