

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

2/66 WARATAH DRIVE TEMPLESTOWE LOWER VIC 3107

Indicative selling price

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

Single Price

or range
between

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$949,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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

2/2 FEATHERTOP AVENUE TEMPLESTOWE LOWER VIC 3107	\$670,000	02-Apr-22
7/238 GREENSLOPES DRIVE TEMPLESTOWE LOWER VIC 3107	\$675,000	26-Nov-21
1/208 HIGH STREET TEMPLESTOWE LOWER VIC 3107	\$702,500	18-Dec-21

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 6 months.

This Statement of Information was prepared on: 30 April 2022



2/2 FEATHERTOP AVENUE TEMPLESTOWE LOWER VIC 3107

2 1 1

Sold Price

^{RS} \$670,000

Sold Date

02-Apr-22

Distance

0.82km



7/238 GREENSLOPES DRIVE TEMPLESTOWE LOWER VIC 3107

2 1 2

Sold Price

\$675,000

Sold Date

26-Nov-21

Distance

0.63km



1/208 HIGH STREET TEMPLESTOWE LOWER VIC 3107

2 1 1

Sold Price

\$702,500

Sold Date

18-Dec-21

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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