

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

8/3 Venn Mews 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/26 Sunhill Road Templestowe Lower VIC 3107	\$901,000	22-Jun-19
2/6 Jacana Avenue Templestowe Lower VIC 3107	\$940,000	07-Oct-20
1/2 Feathertop Avenue Templestowe Lower VIC 3107	\$775,000	04-May-20

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: 29 October 2020