

## 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 2/63 Anderson Street, Templestowe

### Indicative selling price

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

Single price \$950,000

### Median sale price

Median price \$675,000

Property type Unit

Suburb Templestowe

Period - From July 2023

to

Sept 2023

Source REIV

### Comparable property sales

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. 10/224-226 Foote Street, Templestowe	\$962,000	4/11/2023
2. 2/247 Williamsons Road, Templestowe	\$ 912,500	23/10/2023
3. 2/57 Wood Street, Templestowe	\$ 960,000	6/10/2023

This Statement of Information was prepared on: 6/11/2023

## Comparable properties



**\$ 962,000**

10/224-226 Foote Street, Templestowe, Victoria

DATE: 4/11/2023

PROPERTY TYPE: UNIT

3 2  
 2 sqm



**\$ 912,500**

2/247 Williamsons Road, Templestowe, Victoria

DATE: 23/10/2023

PROPERTY TYPE: UNIT

3 2  
 2 sqm



**\$ 960,000**

2/57 Wood Street, Templestowe, Victoria

DATE: 6/10/2023

PROPERTY TYPE: UNIT

3 2  
 2 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee