

# 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 358 High Street, 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)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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	30 Unwin St TEMPLESTOWE 3106	\$1,585,000	13/06/2023
2	6 Jean St TEMPLESTOWE LOWER 3107	\$1,450,000	17/06/2023
3	5 Michael St TEMPLESTOWE LOWER 3107	\$1,388,000	12/05/2023

**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: 25/07/2023 15:13



## 358 High Street, Templestowe Lower

### Additional information

Council Rates: \$1,438.50 Lot 1 and \$1,422.50 Lot 2 inc. FSL (refer to S32)  
 General Residential Zone- Schedule 1  
 Land size: 1,105 m<sup>2</sup>; 20.7 metre frontage (approx.)

### Unit 1 - Original weatherboard

3 bedrooms (master with BIRs)  
 Open-plan living and dining  
 Bathroom with bath and shower  
 Separate toilet  
 Double carport

### Unit 2 - Brick built 1990's

Cathedral ceilings in living and dining  
 Kitchen with meals area  
 Second living  
 Garage

### Studio - (unoccupied)

1 bedroom and bath  
 Kitchen/meals/living

### Chattels

All fixed floor coverings and fixed light fittings as inspected (excluding shed at front)

### Rental Estimate

Periodic tenancy in place  
 Unit 1 - \$1,586 per mth; Unit 2 - \$1,695 per mth  
 based on current market conditions

### Close proximity to

**Schools** Templestowe Heights Primary School (zoned - 700m)  
 St Kevin's Primary School (800m)  
 Templestowe Valley primary School (1.6km)  
 Templestowe College (Zoned 1.3km)

**Shops** Templestowe Village, Anderson St (1.4km)  
 Macedon Square Shopping Centre, Macedon Rd (2km)  
 Westfield Doncaster (3.5km)  
 Bulleen Plaza (3.7km)  
 The Pines, Foote St (4.9km)

**Parks** Bimbadeen Reserve - off lead dog park (950m)  
 Westerfolds Sports Centre (950m)  
 Finns Reserve, Union St (900m)  
 Westerfolds Park, Fitzsimmons Lane (2.8km)  
 Ruffey Lake Park (3.5km)  
 Aquarena Aquatic and Leisure Centre (2.6km)

**Transport** Doncaster Park n' Ride (3.6km)  
 Bus 281 Templestowe to Deakin University (250m)  
 Bus 309 City - The Pines via Eastern Freeway

### Terms

10% deposit, 30,60 days or other such terms the vendor has agreed to in writing



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