

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

2/123 Parker Street, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$495,000

&

\$544,500

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/01/2021

to

31/03/2021

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	101/160 Williamsons Rd DONCASTER 3108	\$543,000	18/02/2021
2	1/112 James St TEMPLESTOWE 3106	\$492,000	08/04/2021
3			

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:

21/05/2021 09:27



 2  1  2

Rooms: 3

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$495,000 - \$544,500

Median Unit Price

March quarter 2021: \$850,000

Comparable Properties



101/160 Williamsons Rd DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$543,000

Method: Sale

Date: 18/02/2021

Property Type: Flat/Unit/Apartment (Res)



1/112 James St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  1

Price: \$492,000

Method: Private Sale

Date: 08/04/2021

Property Type: Apartment

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.