Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

stowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,437,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2021	to	30/09/2021		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

Au	areas or comparable property	1 1100	Date of Sale
1	146 Swanston St TEMPLESTOWE LOWER 3107	\$1,292,000	09/10/2021
2	52a Anderson St TEMPLESTOWE 3106	\$1,240,000	01/10/2021
3	1/67 Hawtin St TEMPLESTOWE 3106	\$1,235,000	04/09/2021

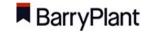
OR

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:	26/10/2021 17:58



Date of sale



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Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price**

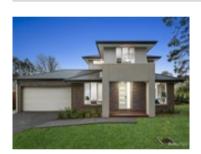
September quarter 2021: \$1,437,000



Property Type: Townhouse Land Size: 350 sqm approx

Agent Comments

Comparable Properties



146 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,292,000 Method: Auction Sale Date: 09/10/2021

Property Type: Townhouse (Res) Land Size: 417 sqm approx

Agent Comments



52a Anderson St TEMPLESTOWE 3106 (REI)





Price: \$1,240,000

Method: Sold Before Auction

Date: 01/10/2021

Property Type: Townhouse (Res)

Agent Comments



1/67 Hawtin St TEMPLESTOWE 3106 (REI)



Price: \$1,235,000

Method: Sold Before Auction

Date: 04/09/2021

Property Type: Townhouse (Res) Land Size: 281 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



