

# 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

43 Herlihys Road, 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)

Single price

\$1,650,000

### Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Templestowe Lower

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	60 Anderson St TEMPLESTOWE 3106	\$1,725,000	22/05/2021
2	8 Robin Ct DONCASTER 3108	\$1,700,000	01/05/2021
3	64 Anderson St TEMPLESTOWE 3106	\$1,652,000	17/04/2021

**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:

24/05/2021 17:03



 4  2  2

**Property Type:** House

**Land Size:** 612 sqm approx

Agent Comments

## Comparable Properties



**60 Anderson St TEMPLESTOWE 3106 (REI)**

Agent Comments

 5  3  2

**Price:** \$1,725,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** House (Res)



**8 Robin Ct DONCASTER 3108 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** House (Res)

**Land Size:** 479 sqm approx



**64 Anderson St TEMPLESTOWE 3106 (REI)**

Agent Comments

 5  3  2

**Price:** \$1,652,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 397 sqm approx