

## 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

1/7 Fulview Court, 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 

\$ 1,050,000

**Median sale price**Median price 

\$875,000

Property type 

Townhouse

Suburb 

Templestowe

Period - From 

OCT 21

to

DEC 21

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 1/5 Heysham Way, Templestowe	\$ 1,050,000	24/01/2022
2 1/87 Wood Street, Templestowe	\$ 1,030,000	01/12/2021
3 1/5 Glenmanor Close, Templestowe	\$ 1,140,000	17/09/2021

This Statement of Information was prepared on: 

2/03/2022

## Comparable properties



**\$1,050,000**

1/5 Heysham Way, Templestowe, Victoria

DATE: 24/01/2022

PROPERTY TYPE: TOWNHOUSE

 3   
  2  
 2   
 sqm



**\$1,030,000**

1/87 Wood Street, Templestowe, Victoria

DATE: 01/12/2021

PROPERTY TYPE: TOWNHOUSE

 3   
  2  
 2   
 sqm



**\$1,140,000**

1/5 Glenmanor Close, Templestowe, Victoria

DATE: 17/09/2021

PROPERTY TYPE: TOWNHOUSE

 4   
  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