

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

2/21 Balmoral Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Templestowe Lower

Period - From 27/06/2022 to 26/06/2023 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	21/224 Williamsons Rd DONCASTER 3108	\$782,500	21/04/2023
2	1/29 Madeleine St DONCASTER 3108	\$688,000	17/01/2023
3	2/208 High St TEMPLESTOWE LOWER 3107	\$685,000	04/04/2023

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:

27/06/2023 11:06



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Property Type: Strata Unit/Flat

Land Size: 467 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

27/06/2022 - 26/06/2023: \$820,000

Comparable Properties



21/224 Williamsons Rd DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$782,500

Method: Sale

Date: 21/04/2023

Property Type: Flat/Unit/Apartment (Res)



1/29 Madeleine St DONCASTER 3108 (REI/VG) **Agent Comments**

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Price: \$688,000

Method: Private Sale

Date: 17/01/2023

Property Type: Unit

2/208 High St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

 2  -  -

Price: \$685,000

Method: Sale

Date: 04/04/2023

Property Type: Flat/Unit/Apartment (Res)