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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Templestowe Lower
Period - From	27/06/2022	to	26/06/2023		So	urce	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.

Ad	dress 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

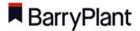
OR

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









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)



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



Price: \$688,000 Method: Private Sale Date: 17/01/2023 Property Type: Unit

2/208 High St TEMPLESTOWE LOWER 3107 (VG) Agent Comments

Agent Comments



Price: \$685,000 Method: Sale Date: 04/04/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888

propertydata



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