

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

4/123 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$1,015,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/07/2022

to

30/09/2022

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	4/2 Hakea St TEMPLESTOWE 3106	\$710,000	28/06/2022
2	7/106 Wood St TEMPLESTOWE 3106	\$646,000	15/10/2022
3	3/14 Anderson St TEMPLESTOWE 3106	\$590,000	26/10/2022

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:

23/11/2022 09:02

4/123 Parker Street, Templestowe Vic 3106



first national | Bill Schlink

Eddie Fakhri

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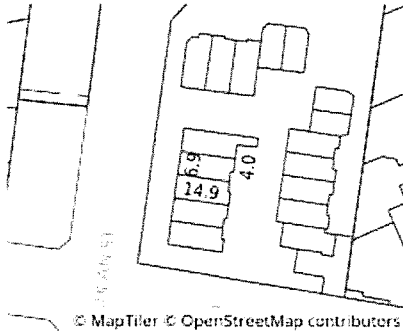
eddie@billschlink.com.au

Indicative Selling Price

\$599,000

Median Unit Price

September quarter 2022: \$1,015,000



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



4/2 Hakea St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 28/06/2022

Rooms: 5

Property Type: Townhouse (Res)



7/106 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$646,000

Method: Private Sale

Date: 15/10/2022

Property Type: Townhouse (Single)



3/14 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 26/10/2022

Property Type: Unit

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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