

# 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

5/35 John Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,180,000

&

\$1,250,000

### Median sale price

Median price

\$1,125,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/10/2023

to

31/12/2023

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	26a Harold St BULLEEN 3105	\$1,215,000	02/02/2024
2	1/3 Foote St TEMPLESTOWE LOWER 3107	\$1,210,000	29/01/2024
3	3/103 Atkinson St TEMPLESTOWE 3106	\$1,200,000	18/10/2023

**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:

21/03/2024 09:51

5/35 John Street, Templestowe Lower Vic 3107

**Jellis  
Craig**

Pina Kara

9431 1222

0415 911 437

pinakara@jellisrcraig.com.au

**Indicative Selling Price**

\$1,180,000 - \$1,250,000

**Median Unit Price**

December quarter 2023: \$1,125,000



 3  2  2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**26a Harold St BULLEEN 3105 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,215,000

**Method:** Sold Before Auction

**Date:** 02/02/2024

**Property Type:** Townhouse (Res)



**1/3 Foote St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 29/01/2024

**Property Type:** Townhouse (Single)



**3/103 Atkinson St TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,200,000

**Method:** Expression of Interest

**Date:** 18/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 259 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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