

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

1/5 Ashford Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$999,900

Median sale price

Median price

\$946,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/01/2021

to

31/03/2021

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	2/130 Parker St TEMPLESTOWE 3106	\$1,037,000	15/05/2021
2	5/347 High St TEMPLESTOWE LOWER 3107	\$960,000	08/02/2021
3	1/30 Ashford St TEMPLESTOWE LOWER 3107	\$1,000,000	21/01/2021

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:

07/06/2021 12:24



 4  2  1

Property Type: Townhouse
(Single)
Land Size: 231 sqm approx
Agent Comments

Indicative Selling Price
\$999,900
Median Unit Price
March quarter 2021: \$946,000

Comparable Properties



2/130 Parker St TEMPLESTOWE 3106 (REI)

 4  3  2

Price: \$1,037,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Townhouse (Res)

Agent Comments

LAND SIZE - 194m2



5/347 High St TEMPLESTOWE LOWER 3107 (REI/VG)

 4  2  2

Price: \$960,000
Method: Private Sale
Date: 08/02/2021
Property Type: Townhouse (Res)

Agent Comments

LAND SIZE - 239m2



1/30 Ashford St TEMPLESTOWE LOWER 3107 (VG)

 4  -  -

Price: \$1,000,000
Method: Sale
Date: 21/01/2021
Property Type: House - Attached House N.E.C.
Land Size: 176 sqm approx

Agent Comments