

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

5/346 Porter Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/10/2020

to

31/12/2020

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	1/92 Wood St TEMPLESTOWE 3106	\$1,231,000	13/02/2021
2	17a Clancys La DONCASTER 3108	\$1,088,000	02/12/2020
3	5/347 High St TEMPLESTOWE LOWER 3107	\$960,000	08/02/2021

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:

03/03/2021 13:25

5/346 Porter Street, Templestowe Vic 3106



Paule Bane

98466154

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info@paulebane.com.au

Indicative Selling Price

\$900,000

Median Unit Price

December quarter 2020: \$850,000



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 167.207 sqm approx

Agent Comments

Comparable Properties



1/92 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,231,000

Method: Auction Sale

Date: 13/02/2021

Property Type: Townhouse (Res)

Land Size: 306 sqm approx



17a Clancys La DONCASTER 3108 (REI)

Agent Comments



Price: \$1,088,000

Method: Private Sale

Date: 02/12/2020

Property Type: Townhouse (Single)

Land Size: 388 sqm approx



5/347 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 08/02/2021

Property Type: Townhouse (Res)

Account - Paule Bane | P: 03 9846 6154 | F: 03 98466154



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.