

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 Esther Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$931,000

Property Type Unit

Suburb Templestowe Lower

Period - From 01/07/2020

to 30/06/2021

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 | 1/14-16 Sunhill Rd TEMPLESTOWE LOWER 3107 | \$930,000 | 03/07/2021 |
| 2 | 2/11 Janet St TEMPLESTOWE LOWER 3107 | \$850,000 | 08/05/2021 |
| 3 | 1/24 Parker St TEMPLESTOWE LOWER 3107 | \$850,000 | 25/03/2021 |

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:

22/09/2021 13:13



3 bedrooms - 1 car

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

Year ending June 2021: \$931,000

Comparable Properties



1/14-16 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$930,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Unit

2/11 Janet St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$850,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



1/24 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$850,000

Method: Private Sale

Date: 25/03/2021

Property Type: Townhouse (Single)

Land Size: 190 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088