

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 2/49 John Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,170,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 26/08/2023 to 25/08/2024 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	2/6 Jacana Av TEMPLESTOWE LOWER 3107	\$1,032,500	17/08/2024
2	2/15 Janet St TEMPLESTOWE LOWER 3107	\$1,240,000	10/07/2024
3	2/26 Mayfair Av TEMPLESTOWE LOWER 3107	\$1,230,000	01/06/2024

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.~~

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

26/08/2023 - 25/08/2024: \$1,170,000



 3  2  2

Property Type: Townhouse

Land Size: 223 sqm approx

Agent Comments

Comparable Properties



2/6 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,032,500

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)



2/15 Janet St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  3  2

Price: \$1,240,000

Method: Sold Before Auction

Date: 10/07/2024

Property Type: Townhouse (Res)

Land Size: 220 sqm approx



2/26 Mayfair Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,230,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Townhouse (Res)

Land Size: 216 sqm approx

Account - Barry Plant | P: 03 9842 8888