

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

1/100 Atkinson Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$960,000 & \$1,056,000

Median sale price

Median price \$836,000 Property Type Unit Suburb Templestowe

Period - From 01/01/2020 to 31/03/2020 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	1/6 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,050,000	28/11/2019
2	2 Colonsay St TEMPLESTOWE 3106	\$995,000	14/12/2019
3	3/376 High St TEMPLESTOWE LOWER 3107	\$960,000	19/03/2020

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:

12/05/2020 17:27



Property Type:
Agent Comments

Indicative Selling Price
\$960,000 - \$1,056,000
Median Unit Price
March quarter 2020: \$836,000

Comparable Properties



1/6 Waratah Dr TEMPLESTOWE LOWER 3107 (VG) Agent Comments



Price: \$1,050,000
Method: Sale
Date: 28/11/2019
Property Type: Strata Unit/Flat



2 Colonsay St TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$995,000
Method: Auction Sale
Date: 14/12/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 374 sqm approx



3/376 High St TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$960,000
Method: Sold Before Auction
Date: 19/03/2020
Property Type: Townhouse (Res)