## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

### Indicative selling price

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

Range between \$960,000	&	\$1,056,000
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### Median sale price

Median price	\$836,000	Pro	perty Type Ur	nit		Suburb	Templestowe
Period - From	01/01/2020	to	31/03/2020	So	urce	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

Add	dress 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 comparableproperties 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)

**—** 3

**—** 

**6** 

**Price:** \$1,050,000 **Method:** Sale **Date:** 28/11/2019

Property Type: Strata Unit/Flat

Agent Comments



2 Colonsay St TEMPLESTOWE 3106 (REI/VG)

3

Date: 14/12/2019

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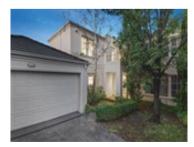
**A** 

Price: \$995,000 Method: Auction Sale

Rooms: 6

**Property Type:** Townhouse (Res) **Land Size:** 374 sqm approx

**Agent Comments** 



3/376 High St TEMPLESTOWE LOWER 3107

(REI)

**-**3

**Agent Comments** 

Price: \$960,000

Method: Sold Before Auction

Date: 19/03/2020

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



