

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

1a Rosebank Terrace, 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 \$1,199,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 05/12/2021 to 04/12/2022 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	2/15 Ashford St TEMPLESTOWE LOWER 3107	\$1,080,000	06/09/2022
2			
3			

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:

05/12/2022 09:52



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
05/12/2021 - 04/12/2022: \$1,199,000

Comparable Properties



2/15 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 06/09/2022
Property Type: Townhouse (Single)

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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