

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

235A Thompsons Road, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 1,150,000

Median sale priceMedian price

\$1,200,000

Property type

Unit

Suburb

Templestowe Lower

Period - From

1/10/2022

to

31/12/2022

Source

REIV

Comparable property sales

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 1/94 Rose Avenue, Templestowe Lower	\$ 1,055,000	25/1/2022
2 2/15 Ashford Street, Templestowe Lower	\$ 1,080,000	6/09/2022
3 1/1-3 Dean Close, Templestowe Lower	\$ 1,351,000	18/02/2023

This Statement of Information was prepared on:

9/03/2023

Comparable properties



\$1,055,000

1/94 Rose Avenue, Templestowe Lower, Victoria

DATE: 25/1/2022

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



\$1,080,000

2/15 Ashford Street, Templestowe Lower, Victoria

DATE: 6/09/2022

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



\$1,351,000

1/1-3 Dean Close, Templestowe Lower, Victoria

DATE: 18/02/2023

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm x

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