

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

15/4 Gambier Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$1,198,000

Property Type Townhouse

Suburb Templestowe Lower

Period - From 28/10/2021

to

27/10/2022

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	16/23 Parker St TEMPLESTOWE LOWER 3107	\$600,000	28/04/2022
2	3/33 Westfield Dr DONCASTER 3108	\$865,000	30/04/2022
3	2/205 Manningham Rd TEMPLESTOWE LOWER 3107	\$761,000	23/07/2022

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:

28/10/2022 10:59



 3  1  2

Property Type: Townhouse

Land Size: 208 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

28/10/2021 - 27/10/2022: \$1,198,000

Comparable Properties

16/23 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  1  2

Price: \$600,000

Method:

Date: 28/04/2022

Property Type: House

3/33 Westfield Dr DONCASTER 3108 (REI)

Agent Comments

 3  2  1

Price: \$865,000

Method:

Date: 30/04/2022

Property Type: Townhouse (Single)



2/205 Manningham Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$761,000

Method: Auction Sale

Date: 23/07/2022

Rooms: 5

Property Type: Unit

Land Size: 205 sqm approx

Account - Barry Plant | P: 03 9842 8888