

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

1/55A Parker Street, 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

\$920,000

Median sale priceMedian price

\$1,060,000

Property type

Unit

Suburb

Templestowe Lower

Period - From

April 2023

to

June 2023

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. 2/16 Heather Grove, Templestowe Lower	\$ 964,000	25/03/2023
2. 1/107 Foote Street, Templestowe Lower	\$ 880,000	30/05/2023
3. 4/378 High Street, Templestowe Lower	\$ 815,000	8/07/2023

This Statement of Information was prepared on:

7/09/2023

Comparable properties



\$ 964,000

2/16 Heather Grove, Templestowe Lower, Victoria

DATE: 25/03/2023

PROPERTY TYPE: UNIT

 3  2
 2  sqm



\$ 880,000

1/107 Foote Street, Templestowe Lower, Victoria

DATE: 30/05/2023

PROPERTY TYPE: UNIT

 3  1
 2  sqm



\$ 815,000

4/378 High Street, Templestowe Lower, Victoria

DATE: 8/07/2023

PROPERTY TYPE: UNIT

 3  1
 1  sqm x

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21 days on market



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