

# 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

5/365 High Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$995,000

### Median sale price

Median price

\$1,150,250

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

09/11/2023

to

08/11/2024

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	3/5 Ashford St TEMPLESTOWE LOWER 3107	\$828,000	31/10/2024
2	6/26 Foote St TEMPLESTOWE LOWER 3107	\$1,060,000	30/10/2024
3	2/359 High St TEMPLESTOWE LOWER 3107	\$1,060,000	13/09/2024

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:

09/11/2024 15:58

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**Indicative Selling Price**

\$995,000

**Median Townhouse Price**

09/11/2023 - 08/11/2024: \$1,150,250



 3    2    2

**Property Type:** Townhouse

**Land Size:** 210 sqm approx

Agent Comments

## Comparable Properties



**3/5 Ashford St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4    2    2

**Price:** \$828,000

**Method:** Auction Sale

**Date:** 31/10/2024

**Property Type:** Townhouse (Res)



**6/26 Foote St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 30/10/2024

**Property Type:** Townhouse (Single)



**2/359 High St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3    2    1

**Price:** \$1,060,000

**Method:** Sold Before Auction

**Date:** 13/09/2024

**Property Type:** Unit

**Land Size:** 283 sqm approx

**Account - Barry Plant** | P: 03 9842 8888