

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/6 Union Street,  
TEMPLESTOWE LOWER 3107

### Indicative selling price

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

**Single price \$ 619,500**

### Median sale price

Median Unit for Templestowe Lower for period Jan 2017 - Mar 2017  
Sourced from Property Data.

**\$ 768,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

8/14 Anderson St,  
TEMPLESTOWE 3106

**Price \$ 642,000** Sold 13 May 2017

6/207 Manningham Rd,  
TEMPLESTOWE LOWER 3107

**Price \$ 610,000** Sold 02 February 2017

5/207 Manningham Rd,  
TEMPLESTOWE LOWER 3107

**Price \$ 595,000** Sold 10 December 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data.

Unit



2 beds



1 baths



1 parking

### Contact agents

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### Woodards Manningham

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