

# 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

3/7 Herlihys Road, 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

\$1,170,000

### Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

30/10/2022

to

29/10/2023

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	2a Ashford St TEMPLESTOWE LOWER 3107	\$1,351,000	01/07/2023
2	3/41 John St TEMPLESTOWE LOWER 3107	\$1,260,000	19/08/2023
3	3/250 Williamsons Rd TEMPLESTOWE 3106	\$1,155,000	16/09/2023

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:

30/10/2023 11:29



 4  2  2

**Property Type:** Unit  
**Land Size:** 450 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,170,000

**Median Unit Price**

30/10/2022 - 29/10/2023: \$1,050,000

## Comparable Properties



**2a Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  3  3

**Price:** \$1,351,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx



**3/41 John St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 430 sqm approx



**3/250 Williamsons Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,155,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 273 sqm approx

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