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

1/2 Eyre Court, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$946,000	Pro	operty Type	Unit			Suburb	Templestowe Lower
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/73 Wood St TEMPLESTOWE 3106	\$980,000	24/04/2021
2	1/94 Rose Av TEMPLESTOWE LOWER 3107	\$992,000	23/02/2021
3	1/30 Ashford St TEMPLESTOWE LOWER 3107	\$1,000,000	21/01/2021

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.

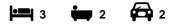
This Statement of Information was prepared on:

04/05/2021 10:05









Rooms: 5 Property Type: Unit Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price March quarter 2021: \$946,000

Comparable Properties



1/73 Wood St TEMPLESTOWE 3106 (REI)



Price: \$980,000 Method: Private Sale Date: 24/04/2021 Property Type: Townhouse (Res) Land Size: 287 sqm approx Agent Comments



1/94 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$992,000 Method: Private Sale Date: 23/02/2021 Property Type: Townhouse (Res)



1/30 Ashford St TEMPLESTOWE LOWER 3107 Agent Comments (VG)



Price: \$1,000,000 Method: Sale Date: 21/01/2021 Property Type: House - Attached House N.E.C. Land Size: 176 sqm approx

Account - Barry Plant | P: 03 9842 8888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.