

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$946,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/01/2021

to

31/03/2021

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	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



 3  2  2

**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)**

**Agent Comments**

 3  2  2

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



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

**Agent Comments**

 3  2  2

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



**1/30 Ashford St TEMPLESTOWE LOWER 3107 (VG)**

**Agent Comments**

 4  -  -

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