Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	31A Alfred Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,290,000 & \$1,390,000	Range between	\$1,290,000	&	\$1,390,000
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Median sale price

Median price	\$825,500	Pro	perty Type Un	it		Suburb	Templestowe Lower
Period - From	01/10/2019	to	31/12/2019	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,368,000	12/09/2019
2	2 Gilbert St BULLEEN 3105	\$1,320,000	20/11/2019
3			

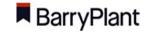
OR

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:	04/03/2020 07:45



Date of sale

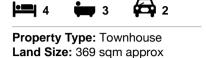


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Indicative Selling Price \$1,290,000 - \$1,390,000 **Median Unit Price**

December quarter 2019: \$825,500





Agent Comments



Comparable Properties



1/81-83 Glenair Ct TEMPLESTOWE LOWER

3107 (REI)



Price: \$1,368,000 Method: Private Sale Date: 12/09/2019

Property Type: Townhouse (Single) Land Size: 336 sqm approx

2 Gilbert St BULLEEN 3105 (REI)

Price: \$1,320,000

Method: Sold Before Auction

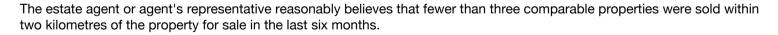
Date: 20/11/2019

Rooms: 6

Property Type: Townhouse (Res) Land Size: 327 sqm approx

Agent Comments

Agent Comments



Account - Barry Plant | P: 03 9842 8888



