

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

31A Alfred Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$825,500

Property Type Unit

Suburb Templestowe Lower

Period - From 01/10/2019

to 31/12/2019

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	1/81-83 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



Property Type: Townhouse

Land Size: 369 sqm approx

Agent Comments

Comparable Properties



1/81-83 Glenair Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



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)

Agent Comments



Price: \$1,320,000

Method: Sold Before Auction

Date: 20/11/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 327 sqm approx

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.