

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

4/ 222 High St, Templestowe Lower, VIC 3107.

Indicative selling price

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

Range between

\$1,100,000

&

\$1,160,000

Median sale price

Median price

\$1,440,000

Property type

House

Suburb

Templestowe Lower

Period - From

01/06/2021

to

30/09/2021

Source

REIV

Comparable property sales

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
12A Mincha Ave Templestowe Lower	\$1,200,000	9 Nov 2021
3/5 Foote Street Templestowe Lower	\$1,180,000	28 Oct 2021
6/15 Herlihys Road Templestowe Lower	\$1,100,000	1 Oct 2021

This Statement of Information was prepared on:

06/12/2021