

## 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

5/244 Thompsons Road, Templestowe Lower

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$ 950,000

**Median sale price**Median price 

\$899,500

Property type 

Unit

Suburb 

Templestowe Lower

Period - From 

November  
2022

to

October  
2022

Source 

Real Estate

**Comparable property sales**

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 11/15 Herlihys Road, Templestowe Lower	\$ 845,000	2/9/2022
2 30 Sylvia Street, Templestowe Lower	\$ 910,000	13/8/2022
3 6/246 High Street, Templestowe Lower	\$ 920,000	12/4/2022

This Statement of Information was prepared on: 

30/11/2022

t6

## Comparable properties



**\$845,000**

11/15 Herlihys Road, Templestowe Lower, Victoria

DATE: 2/9/2022

PROPERTY TYPE: UNIT

 3   
  2  
 1   
 sqm



**\$910,000**

30 Sylvia Street, Templestowe Lower, Victoria

DATE: 13/8/2022

PROPERTY TYPE: UNIT

 3   
  2  
 1   
 sqm



**\$920,000**

6/246 High Street, Templestowe Lower, Victoria

DATE: 12/4/2022

PROPERTY TYPE: UNIT

 3   
  2  
 2   
 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee