

# 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

5/142 Templestowe Road, 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)

Single price

\$1,030,000

### Median sale price

Median price

\$874,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

27/02/2020

to

26/02/2021

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	11 Tanami Ct BULLEEN 3105	\$1,055,000	20/11/2020
2	2/6 Jacana Av TEMPLESTOWE LOWER 3107	\$940,000	07/10/2020
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:

27/02/2021 14:22



4 2 2

**Property Type:**

**Land Size:** 287 sqm approx

**Agent Comments**

Brand new, 4th bedroom / Study / Home Office.

**Indicative Selling Price**

\$1,030,000

**Median Unit Price**

27/02/2020 - 26/02/2021: \$874,000

## Comparable Properties



**11 Tanami Ct BULLEEN 3105 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,055,000

**Method:** Sold Before Auction

**Date:** 20/11/2020

**Property Type:** Townhouse (Res)

**Land Size:** 288 sqm approx



**2/6 Jacana Av TEMPLESTOWE LOWER 3107 (VG)**

**Agent Comments**

3 - -

**Price:** \$940,000

**Method:** Sale

**Date:** 07/10/2020

**Property Type:** Flat/Unit/Apartment (Res)

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.