

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	3/140 Parker Street, Templestowe Vic 3106
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Indicative selling price

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

Single price	\$1,150,000
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Median sale price

Median price	\$1,000,000	Property Type	Townhouse	Suburb	Templestowe
Period - From	04/10/2023	to	03/10/2024	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	4/140 Parker St TEMPLESTOWE 3106	\$1,150,000	26/04/2024
2	2/49 John St TEMPLESTOWE LOWER 3107	\$1,210,000	25/09/2024
3	1/3-5 Omar St TEMPLESTOWE LOWER 3107	\$1,249,000	17/08/2024

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: 04/10/2024 14:12

3/140 Parker Street, Templestowe Vic 3106



first national
REAL ESTATE | Bill Schlink

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Indicative Selling Price

\$1,150,000

Median Townhouse Price

04/10/2023 - 03/10/2024: \$1,000,000



Property Type:

Agent Comments

Comparable Properties

4/140 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,150,000

Method:

Date: 26/04/2024

Property Type: Townhouse (Single)



2/49 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,210,000

Method: Private Sale

Date: 25/09/2024

Property Type: Townhouse (Res)

Land Size: 223 sqm approx



1/3-5 Omar St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,249,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)

Land Size: 313 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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