## 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

4/298 Porter Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$950,000	&	\$990,000	)				
Median sale price								
Median price	\$1,171,000	Property Type	Unit	Suburb	Templestowe			
Period - From	01/04/2022	to 30/06/2022	So	urce 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.

Ade	dress of comparable property	Price	Date of sale
1	5/12 Glenmanor CI TEMPLESTOWE 3106	\$1,030,800	29/03/2022
2	2/8 Edmonton PI DONCASTER EAST 3109	\$955,000	12/02/2022
3	32 Kenman CI TEMPLESTOWE 3106	\$950,000	02/06/2022

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:

01/08/2022 16:13



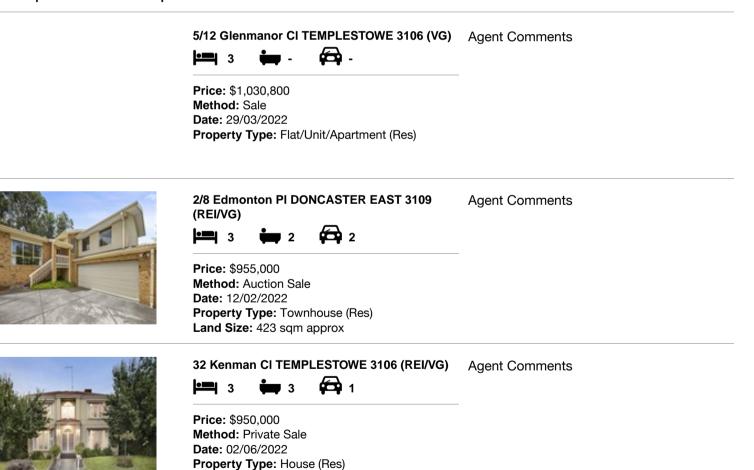






**Property Type:** Townhouse **Land Size:** 222 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$990,000 Median Unit Price June quarter 2022: \$1,171,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



propertydata

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Land Size: 307 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.