

## 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

1/142 Parker Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,125,000

&

\$1,200,000

### Median sale price

Median price \$875,000

Property Type Unit

Suburb Templestowe

Period - From 01/10/2021

to 31/12/2021

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	5/5 Glendale Av TEMPLESTOWE 3106	\$1,260,000	13/04/2022
2	5/69 Anderson St TEMPLESTOWE 3106	\$1,177,000	09/04/2022
3	2/5 Foote St TEMPLESTOWE LOWER 3107	\$1,150,000	03/11/2021

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:

14/04/2022 09:45

1/142 Parker Street, Templestowe Vic 3106



first  
national  
REAL ESTATE | Bill Schlink

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**Indicative Selling Price**

\$1,125,000 - \$1,200,000

**Median Unit Price**

December quarter 2021: \$875,000



**Property Type:**

Agent Comments

## Comparable Properties



5/5 Glendale Av TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 13/04/2022

**Property Type:** Townhouse (Single)



5/69 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$1,177,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** Townhouse (Res)

**Land Size:** 759 sqm approx



2/5 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 03/11/2021

**Property Type:** Townhouse (Res)

**Land Size:** 218 sqm approx

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



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