Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/142 Parker Street, Templestowe Vic 3106
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$1,125,000	&	\$1,200,000

Median sale price

Median price \$875,000	Pro	perty Type U	Jnit	;	Suburb	Templestowe
Period - From 01/10/2021	to	31/12/2021	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.

Ad	Idress 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
	14/04/2022 03.43

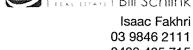


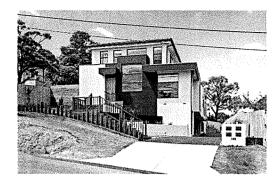
1/142 Parker Street, Templestowe Vic 3106



03 9846 2111 0499 425 715 isaac@billschlink.com.au

Indicative Selling Price \$1,125,000 - \$1,200,000 **Median Unit Price** December guarter 2021: \$875,000







Comparable Properties



5/5 Glendale Av TEMPLESTOWE 3106 (REI)

Price: \$1,260,000 Method: Private Sale Date: 13/04/2022

Property Type: Townhouse (Single)

Agent Comments



5/69 Anderson St TEMPLESTOWE 3106 (REI)



Price: \$1,177,000 Method: Auction Sale Date: 09/04/2022

Property Type: Townhouse (Res) Land Size: 759 sqm approx

Agent Comments



2/5 Foote St TEMPLESTOWE LOWER 3107

(REI)

Price: \$1,150,000 Method: Private Sale Date: 03/11/2021

Property Type: Townhouse (Res) Land Size: 218 sqm approx

Agent Comments

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



