

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

1/61 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,110,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

07/02/2022

to

06/02/2023

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.

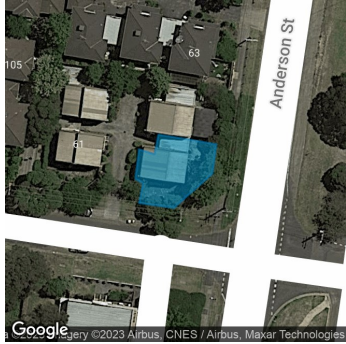
	Address of comparable property	Price	Date of sale
1	4/224 Williamsons Rd DONCASTER 3108	\$792,000	24/10/2022
2	1/30 Milne St TEMPLESTOWE 3106	\$815,000	06/12/2022
3	2/30 Milne St TEMPLESTOWE 3106	\$770,000	18/09/2022

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:

07/02/2023 16:23



 4  1  1

Property Type: Townhouse (Res)

Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

07/02/2022 - 06/02/2023: \$1,110,000

Comparable Properties

4/224 Williamsons Rd DONCASTER 3108 (REI) **Agent Comments**

 3  1  2

Price: \$792,000

Method:

Date: 24/10/2022

Property Type: Townhouse (Single)



1/30 Milne St TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 3  1  1

Price: \$815,000

Method: Private Sale

Date: 06/12/2022

Property Type: Townhouse (Single)

Land Size: 220 sqm approx



2/30 Milne St TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 3  1  1

Price: \$770,000

Method: Private Sale

Date: 18/09/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 145 sqm approx