## 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

11 Ashford Street, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,480,000		&		\$1,600,000			
Median sale p	rice*							
Median price	\$1,200,000	Pro	operty Type	Hou	ISE		Suburb	Templestowe Lower
Period - From	04/07/2020	to	04/01/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	59 Wood St TEMPLESTOWE 3106	\$1,550,000	05/12/2020
2			
3			

#### OR

**B**<sup>\*</sup> 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:

04/01/2021 11:59



### 11 Ashford Street, Templestowe Lower Vic 3107







Property Type: House (Previously Occupied - Detached) Land Size: 1068 sqm approx Agent Comments Lorenzo Centofanti 03 9840 1111 0478 258 000 LCentofanti@parkesproperty.com.au

Indicative Selling Price \$1,480,000 - \$1,600,000 Median House Price \* 04/07/2020 - 04/01/2021: \$1,200,000 \* Agent calculated median

# **Comparable Properties**



59 Wood St TEMPLESTOWE 3106 (REI)



Price: \$1,550,000 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res) Land Size: 1012 sqm approx Agent Comments

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.

Account - Parkes Property | P: 9840 1111 | F: 9840 1570



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.