

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 consumer.vic.gov.au/underquoting

Range between

\$1,480,000

&

\$1,600,000

Median sale price*

Median price

\$1,200,000

Property Type

House

Suburb

Templestowe Lower

Period - From

04/07/2020

to

04/01/2021

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	59 Wood St TEMPLESTOWE 3106	\$1,550,000	05/12/2020
2			
3			

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:

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Indicative Selling Price

\$1,480,000 - \$1,600,000

Median House Price *

04/07/2020 - 04/01/2021: \$1,200,000

* Agent calculated median



Property Type: House (Previously Occupied - Detached)

Land Size: 1068 sqm approx

Agent Comments

Comparable Properties



59 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 1012 sqm approx

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.