Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/366-368 Church Road, Templestowe Vic 3106
2/

Indicative selling price

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

Range between \$640,000 & \$690,000	Range between	\$640,000	&	\$690,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$1,015,000	Pro	perty Type Ur	nit		Suburb	Templestowe
Period - From	01/07/2022	to	30/09/2022	Sc	ource	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

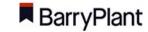
Add	dress of comparable property	Price	Date of sale
1	2/30 Milne St TEMPLESTOWE 3106	\$770,000	18/09/2022
2	3/239 Williamsons Rd TEMPLESTOWE 3106	\$725,000	10/05/2022
3	7/106 Wood St TEMPLESTOWE 3106	\$646,000	15/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/10/2022 14:10







Indicative Selling Price \$640,000 - \$690,000 **Median Unit Price**

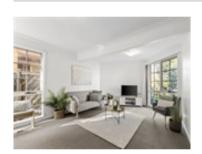
September quarter 2022: \$1,015,000



Property Type: Unit Land Size: 206 sqm approx

Agent Comments

Comparable Properties



2/30 Milne St TEMPLESTOWE 3106 (REI)





Price: \$770,000 Method: Private Sale Date: 18/09/2022 Rooms: 5

Property Type: Townhouse (Res)

Land Size: 145 sqm approx

3/239 Williamsons Rd TEMPLESTOWE 3106

(REI/VG)





Price: \$725.000 Method: Private Sale Date: 10/05/2022 Property Type: Unit

Agent Comments

Agent Comments

Agent Comments



7/106 Wood St TEMPLESTOWE 3106 (REI)





Price: \$646,000 Method: Private Sale Date: 15/10/2022

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



