

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

2/366-368 Church Road, Templestowe Vic 3106

Indicative selling price

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

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

Median sale price

Median price \$1,015,000

Property Type Unit

Suburb Templestowe

Period - From 01/07/2022

to 30/09/2022

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	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 comparable properties 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



 3  1  2

Property Type: Unit

Land Size: 206 sqm approx

Agent Comments

Comparable Properties



2/30 Milne St TEMPLESTOWE 3106 (REI)

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



3/239 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  1  1

Price: \$725,000

Method: Private Sale

Date: 10/05/2022

Property Type: Unit



7/106 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  2  1

Price: \$646,000

Method: Private Sale

Date: 15/10/2022

Property Type: Townhouse (Single)