

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

7/123 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$980,000

Property Type Unit

Suburb Templestowe

Period - From 01/01/2022

to 31/12/2022

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	5/1a Feathertop Av TEMPLESTOWE LOWER 3107	\$602,000	07/02/2023
2	4/123 Parker St TEMPLESTOWE 3106	\$599,900	19/12/2022
3	3/14 Anderson St TEMPLESTOWE 3106	\$590,000	26/10/2022

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:

08/03/2023 14:28

7/123 Parker Street, Templestowe Vic 3106



first national | Bill Schlink

Eddie Fakhri

9846 2111

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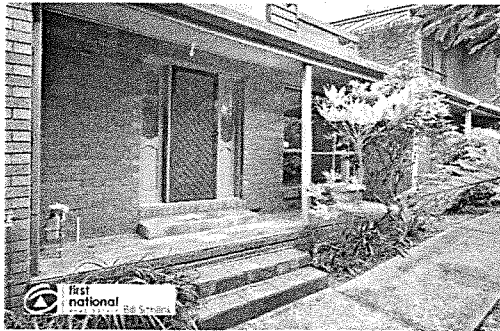
eddie@billschlink.com.au

Indicative Selling Price

\$565,000

Median Unit Price

Year ending December 2022: \$980,000



2 0 1

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



5/1a Feathertop Av TEMPLESTOWE LOWER
3107 (REI)

Agent Comments

2 1 2

Price: \$602,000

Method: Private Sale

Date: 07/02/2023

Property Type: Townhouse (Res)



4/123 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments

2 1 -

Price: \$599,900

Method: Private Sale

Date: 19/12/2022

Property Type: Townhouse (Res)



3/14 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 26/10/2022

Property Type: Unit

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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