

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

1/8 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$960,000 Property Type Townhouse Suburb Templestowe

Period - From 03/08/2022 to 02/08/2023 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	4/1 Merri St TEMPLESTOWE LOWER 3107	\$790,000	01/04/2023
2	3/281 Williamsons Rd TEMPLESTOWE 3106	\$790,000	09/03/2023
3	60 Harvest Ct DONCASTER 3108	\$788,000	06/06/2023

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:

03/08/2023 13:28

1/8 Anderson Street, Templestowe Vic 3106

McGrath

Ripple Wu

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Indicative Selling Price

\$720,000 - \$790,000

Median Townhouse Price

03/08/2022 - 02/08/2023: \$960,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/1 Merri St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

3 2 1

Price: \$790,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Unit



3/281 Williamsons Rd TEMPLESTOWE 3106
(REI/VG)

Agent Comments

2 1 1

Price: \$790,000

Method: Private Sale

Date: 09/03/2023

Property Type: Unit

Land Size: 327 sqm approx



60 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

3 3 2

Price: \$788,000

Method: Private Sale

Date: 06/06/2023

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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