

## 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

13/54-62 Parker Street, Templestowe Lower

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$950,000

**Median sale price**Median price 

\$1,180,000

Property type 

Townhouse

Suburb 

Templestowe Lower

Period - From 

Jan 2023

to

March 2023

Source 

REIV

**Comparable property sales**

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. 1/107 Foote Street, Templestowe Lower	\$ 880,000	1/06/2023
2. 5/244 Thompsons Road, Templestowe Lower	\$ 935,000	26/05/2023
3. 1/26 Parker Street, Templestowe Lower	\$ 990,000	19/02/2023

This Statement of Information was prepared on: 

19/07/2023

## Comparable properties



**\$ 880,000**

1/107 Foote Street, Templestowe Lower, Victoria

DATE: 1/06/2023

PROPERTY TYPE: TOWNHOUSE

 3  1  
 2  sqm



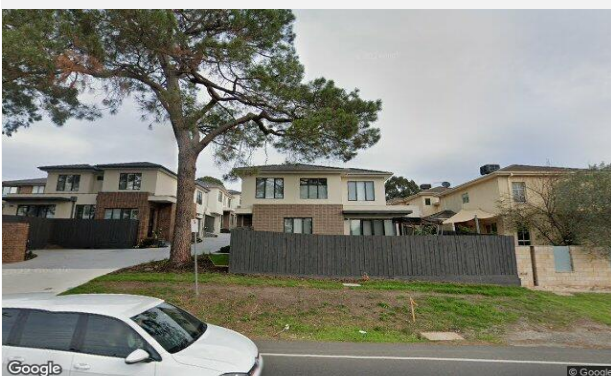
**\$ 935,000**

5/244 Thompsons Road, Templestowe Lower, Victoria

DATE: 26/05/2023

PROPERTY TYPE: TOWNHOUSE

 3  2  
 2  sqm



**\$ 990,000**

1/26 Parker Street, Templestowe Lower, Victoria

DATE: 19/02/2023

PROPERTY TYPE: TOWNHOUSE

 3  2  
 2  sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



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guarantee