

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

1/42 Astley Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,070,000

Property Type Townhouse

Suburb Templestowe Lower

Period - From 05/04/2021

to

04/04/2022

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	30 Lindsay St BULLEEN 3105	\$1,290,000	09/10/2021
2	19a Pleasant Rd BULLEEN 3105	\$1,230,000	30/03/2022
3	12a Mincha Av TEMPLESTOWE LOWER 3107	\$1,200,000	03/11/2021

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:

05/04/2022 17:37



 4  3  2

Property Type: Townhouse
(Single)
Land Size: 276 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
05/04/2021 - 04/04/2022: \$1,070,000

Comparable Properties



30 Lindsay St BULLEEN 3105 (REI)

Agent Comments

 5  2  1

Price: \$1,290,000
Method: Auction Sale
Date: 09/10/2021
Property Type: Townhouse (Res)
Land Size: 352 sqm approx



19a Pleasant Rd BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,230,000
Method: Private Sale
Date: 30/03/2022
Property Type: Townhouse (Res)
Land Size: 322 sqm approx



12a Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 03/11/2021
Property Type: Townhouse (Res)
Land Size: 345 sqm approx