

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 9/53 John 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 \$500,000

Median sale price

Median price \$728,750

Property type *Apartment*

Suburb Templestowe Lower

Period - From Oct 2020

to

Dec 2020

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. 2/121-123 Manningham Road, Bulleen	\$ 570,000	24-10-2020
2. 5/8 Berkeley Street, Doncaster, Vic 3108	\$ 550,000	29-10-20
3. 2/53 John Street, Templestowe Lower	\$ 471,500	10-10-2020

This Statement of Information was prepared on: 11/02/2021

Comparable properties



\$ 570,000