

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 212 Templestowe Road, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Templestowe Lower (3107)

Period - From

27/10/2020

to

27/10/2021

Source

Realestate

Comparable property sales

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
23 LOWAN AVENUE, TEMPLESTOWE LOWER VIC 3107	\$1,250,000	30/11/2021
22 Chatsworth Quadrant, Templestowe Lower	\$1,242,500	01/12/2021
394 THOMPSONS ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,210,000	21/10/2021

This Statement of Information was prepared on: 04/01/2022