

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

29 Jeffrey Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$946,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2021 to 31/03/2021 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 | 2/94 Rose Av TEMPLESTOWE LOWER 3107 | \$932,000 | 18/02/2021 |
| 2 | 1/20 Ashford St TEMPLESTOWE LOWER 3107 | \$866,000 | 22/12/2020 |
| 3 | 1/24 Parker St TEMPLESTOWE LOWER 3107 | \$850,000 | 10/02/2021 |

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:

07/05/2021 11:46



 3  2  1

Property Type: Townhouse
Land Size: 261.706 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
March quarter 2021: \$946,000

Comparable Properties



2/94 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

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Price: \$932,000
Method: Private Sale
Date: 18/02/2021
Property Type: Townhouse (Res)
Land Size: 106 sqm approx



1/20 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$866,000
Method: Private Sale
Date: 22/12/2020
Property Type: Townhouse (Res)
Land Size: 275 sqm approx



1/24 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 10/02/2021
Property Type: Townhouse (Res)
Land Size: 190 sqm approx