## 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	29 Jeffrey Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

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

### Median sale price

Median price	\$946,000	Pro	perty Type U	nit	]	Suburb	Templestowe Lower
Period - From	01/01/2021	to	31/03/2021	So	ource	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

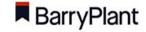
Add	dress of comparable property	Price	Date of sale
1	2/94 Rose Av TEMPLESTOWE LOWER 3107	\$932,000	18/02/2021
2	1/20 Ashford St TEMPLESTOWE LOWER 3107	\$866,000	22/12/2020
3	1/24 Parker St TEMPLESTOWE LOWER 3107	\$850,000	10/02/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









**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)

2

**2** 2

**Price:** \$932,000 **Method:** Private Sale **Date:** 18/02/2021

**Property Type:** Townhouse (Res) **Land Size:** 106 sqm approx

Agent Comments



1/20 Ashford St TEMPLESTOWE LOWER 3107 Agent Comments

(REI/VG)

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**É** 

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)

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2

**Price:** \$850,000 **Method:** Private Sale **Date:** 10/02/2021

**Property Type:** Townhouse (Res) **Land Size:** 190 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



