

# 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 2/55A Parker Street, Templestowe Lower, VIC 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$880,000

&

\$960,000

### Median sale price

Median price

\$1,410,000

Property Type

Unit

Suburb

Templestowe Lower (3107)

Period - From

01/02/2021

to

01/02/2022

Source

Real Estate

### 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
1/14 FEATHERTOP AVENUE, TEMPLESTOWE LOWER VIC 3107	\$940,000	23/12/2021
5/27-29 HAZEL DRIVE, TEMPLESTOWE LOWER VIC 3107	\$935,000	03/12/2021
1/5 ESTHER STREET, TEMPLESTOWE LOWER VIC 3107	\$930,000	22/10/2021

This Statement of Information was prepared on: 25/02/2022