

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

2/363 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2023

to

30/06/2023

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	23/133-135 Parker St TEMPLESTOWE 3106	\$760,000	26/08/2023
2	3b Henry St DONCASTER 3108	\$731,888	06/09/2023
3	2/245 Williamsons Rd TEMPLESTOWE 3106	\$690,000	17/07/2023

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:

12/10/2023 18:06



2 2 2

Property Type: Unit
Land Size: 252 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
June quarter 2023: \$1,450,000

Comparable Properties



23/133-135 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments

2 2 1

Price: \$760,000
Method: Private Sale
Date: 26/08/2023
Rooms: 4
Property Type: Unit



3b Henry St DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$731,888
Method: Sold Before Auction
Date: 06/09/2023
Property Type: Townhouse (Res)



2/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000
Method: Private Sale
Date: 17/07/2023
Property Type: Unit

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