

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 3/339 High Street, Templestowe Lower VIC 3107

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$844,000 Property type Unit Suburb Templestowe Lower

Period - From 19/02/2019 to 18/02/2020 Source REIV

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 2/23 June Cr TEMPLESTOWE 3106	\$970,000	05/09/2019
2 3/63 James St TEMPLESTOWE 3106	\$935,000	13/01/2020
3 2/25 Marcus Rd TEMPLESTOWE LOWER 3107	\$838,000	21/08/2019

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: 19/02/2020