

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

12/15 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$869,000

&

\$955,900

Median sale price

Median price

\$1,055,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

23/03/2021

to

22/03/2022

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	13 Henry St DONCASTER 3108	\$950,500	11/02/2022
2	11a Henry St DONCASTER 3108	\$911,500	18/12/2021
3	2/51 Wood St TEMPLESTOWE 3106	\$900,000	04/03/2022

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:

23/03/2022 09:37



 3  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$869,000 - \$955,900

Median Townhouse Price

23/03/2021 - 22/03/2022: \$1,055,000

Comparable Properties



13 Henry St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$950,500

Method: Auction Sale

Date: 11/02/2022

Property Type: Townhouse (Res)



11a Henry St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$911,500

Method: Auction Sale

Date: 18/12/2021

Property Type: Townhouse (Res)



2/51 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 04/03/2022

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888