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 betweer	\$869,000		&		\$955,900					
Median sale p	edian sale price									
Median price	\$1,055,000	Pro	operty Type	Том	vnhouse		Suburb	Templestowe Lower		
Period - From	23/03/2021	to	22/03/2022		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.

Add	dress 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









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)



Price: \$950,500 Method: Auction Sale Date: 11/02/2022 Property Type: Townhouse (Res) Agent Comments

Agent Comments



11a Henry St DONCASTER 3108 (REI/VG)

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Price: \$911,500 Method: Auction Sale Date: 18/12/2021 Property Type: Townhouse (Res)



2/51 Wood St TEMPLESTOWE 3106 (REI)



Agent Comments

Price: \$900,000 Method: Private Sale Date: 04/03/2022 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

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