

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

1/283 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$955,000

Property Type Unit

Suburb Templestowe Lower

Period - From 01/10/2021

to 31/12/2021

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	1/326 Thompsons Rd TEMPLESTOWE LOWER 3107	\$963,700	08/09/2021
2	1/14 Feathertop Av TEMPLESTOWE LOWER 3107	\$940,000	23/12/2021
3	14 Janet St TEMPLESTOWE LOWER 3107	\$928,000	23/09/2021

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:

01/03/2022 10:25

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2021: \$955,000



Property Type: Unit

Land Size: 413 sqm approx

Agent Comments

Comparable Properties

1/326 Thompsons Rd TEMPLESTOWE LOWER 3107 (VG) Agent Comments



Price: \$963,700

Method: Sale

Date: 08/09/2021

Property Type: Townhouse (Single)



1/14 Feathertop Av TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$940,000

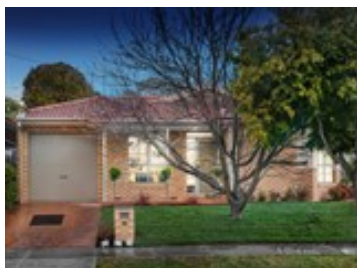
Method: Private Sale

Date: 23/12/2021

Rooms: 5

Property Type: Unit

Land Size: 254 sqm approx



14 Janet St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$928,000

Method: Auction Sale

Date: 23/09/2021

Property Type: House (Res)