#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	11/15-17 Herlihys Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$859,000

#### Median sale price

Median price \$1,04	12,500 Pro	perty Type	Jnit	]	Suburb	Templestowe Lower
Period - From 01/04	1/2022 to	30/06/2022	s	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.

#### Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	35 Harvest Ct DONCASTER 3108	\$930,000	03/08/2022
2	12/15 Herlihys Rd TEMPLESTOWE LOWER 3107	\$888,000	14/04/2022
3	13 Henry St DONCASTER 3108	\$830,000	10/06/2022

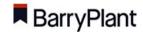
#### OR

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:	27/08/2022 15:09



Date of sale



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Indicative Selling Price \$859,000 Median Unit Price

June quarter 2022: \$1,042,500





Property Type: Townhouse

(Single

Land Size: 135 sqm approx

Agent Comments

## Comparable Properties



35 Harvest Ct DONCASTER 3108 (REI)

**=** 3





**Price:** \$930,000 **Method:** Private Sale **Date:** 03/08/2022

Property Type: House (Res)

**Agent Comments** 



12/15 Herlihys Rd TEMPLESTOWE LOWER

3107 (REI/VG)







Price: \$888,000 Method: Private Sale Date: 14/04/2022

Property Type: Townhouse (Res)

Agent Comments



13 Henry St DONCASTER 3108 (REI)

**—** 



**6** 

**Price:** \$830,000 **Method:** Private Sale **Date:** 10/06/2022

Property Type: Townhouse (Single)

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888



