

# 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

11/15-17 Herlihys Road, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$859,000

### Median sale price

Median price \$1,042,500

Property Type Unit

Suburb Templestowe Lower

Period - From 01/04/2022

to 30/06/2022

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	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



 3  2  1

**Property Type:** Townhouse  
(Single)

**Land Size:** 135 sqm approx

**Agent Comments**

## Comparable Properties



**35 Harvest Ct DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$930,000

**Method:** Private Sale

**Date:** 03/08/2022

**Property Type:** House (Res)



**12/15 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$888,000

**Method:** Private Sale

**Date:** 14/04/2022

**Property Type:** Townhouse (Res)



**13 Henry St DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 10/06/2022

**Property Type:** Townhouse (Single)