

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 10/282 Manningham Road, Templestowe Lower, VIC 3107

Indicative selling price

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

Single Price \$780,000

Median sale price

Median price \$944,500 Property Type Townhouse Suburb Templestowe Lower (3107)

Period - From 06/04/2021 to 06/04/2022 Source Real Estate

Comparable property sales

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
1/208 HIGH STREET, TEMPLESTOWE LOWER VIC 3107	\$702,500	18/12/2021
2/59 PARKER STREET, TEMPLESTOWE LOWER VIC 3107	\$732,000	09/04/2022
2/18 ASHFORD STREET, TEMPLESTOWE LOWER VIC 3107	\$775,000	04/01/2022

This Statement of Information was prepared on: 06/06/2022