

# 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

2A Arapilles Drive, 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)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$985,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/04/2021

to

30/06/2021

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	34A Bordeaux St DONCASTER 3108	\$1,465,000	25/02/2021
2	9 Hotham St TEMPLESTOWE LOWER 3107	\$1,440,000	10/05/2021
3	5a lans Gr TEMPLESTOWE LOWER 3107	\$1,430,000	25/02/2021

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:

06/08/2021 15:03



**Property Type:** Townhouse

**Land Size:** 306 sqm approx

**Agent Comments**

## Comparable Properties



**34A Bordeaux St DONCASTER 3108 (REI)**

**Agent Comments**



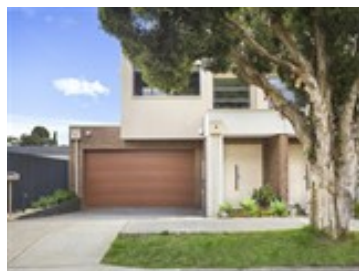
**Price:** \$1,465,000

**Method:** Private Sale

**Date:** 25/02/2021

**Property Type:** Townhouse (Res)

**Land Size:** 327 sqm approx



**9 Hotham St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,440,000

**Method:** Sold Before Auction

**Date:** 10/05/2021

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 355 sqm approx



**5a Ians Gr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,430,000

**Method:** Private Sale

**Date:** 25/02/2021

**Property Type:** Townhouse (Single)

**Land Size:** 380 sqm approx