Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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Address	17/22-36 Anderson Street, Templestowe Vic 3106
the advantage of the same	Title 50 / fidelocit offoci, Templostowe vie 0100
Including suburb and	
postcode	

Indicative selling price

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

Single price \$410,000

Median sale price

Median price	\$950,000	Pro	perty Type U	nit	-	Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024	Sc	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.

Ad	dress of comparable property	Price	Date of sale	
1	5/231 High St TEMPLESTOWE LOWER 3107	\$500,000	13/10/2024	
2	14/22-36 Anderson St TEMPLESTOWE 3106	\$425,000	22/08/2024	
3	10/231 High St TEMPLESTOWE LOWER 3107	\$415,000	07/08/2024	

OR

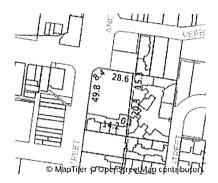
The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/02/2025 09:04
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17/22-36 Anderson Street, Templestowe Vic 3106







Indicative Selling Price \$410,000 Median Unit Price December quarter 2024: \$950,000

Comparable Properties



5/231 High St TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Price: \$500,000 Method: Private Sale Date: 13/10/2024

Property Type: Apartment



14/22-36 Anderson St TEMPLESTOWE 3106 (REI)

1

Agent Comments

Price: \$425,000 Method: Private Sale Date: 22/08/2024

Property Type: Apartment



10/231 High St TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Price: \$415,000 Method: Private Sale Date: 07/08/2024

Property Type: Apartment

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241





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