

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

1/30 PARKER STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

1/34 PARKER STREET TEMPLESTOWE LOWER VIC 3107	\$1,090,000	23-May-23
3/53 ASTLEY STREET TEMPLESTOWE LOWER VIC 3107	\$1,200,000	04-Oct-23
2/24 SUNHILL ROAD TEMPLESTOWE LOWER VIC 3107	\$1,100,000	20-May-23

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 6 months.~~

This Statement of Information was prepared on: 14 December 2023