

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

1/369 THOMPSONS ROAD 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,410,000

Property type

Other

Suburb

Templestowe Lower

Period-from

1 Nov 2022

to

31 Oct 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

| | | |
|--|-------------|-----------|
| 12 KANOOKA AVENUE TEMPLESTOWE LOWER VIC 3107 | \$1,773,000 | 07-Oct-23 |
| 21 CLARKE STREET TEMPLESTOWE VIC 3106 | \$1,700,000 | 21-Sep-23 |
| 15A SUNHILL ROAD TEMPLESTOWE LOWER VIC 3107 | \$1,708,000 | 29-Aug-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: 22 November 2023