

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

1/411 Church Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$846,500 Property Type Unit Suburb Templestowe

Period - From 01/10/2022 to 30/09/2023 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	1/63 Hawtin St TEMPLESTOWE 3106	\$780,000	08/06/2023
2	23/133-135 Parker St TEMPLESTOWE 3106	\$760,000	26/08/2023
3	2/245 Williamsons Rd TEMPLESTOWE 3106	\$690,000	17/07/2023

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:

25/10/2023 12:28



Property Type: Unit

Agent Comments

Comparable Properties



1/63 Hawtin St TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$780,000

Method: Private Sale

Date: 08/06/2023

Property Type: Unit



23/133-135 Parker St TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$760,000

Method: Private Sale

Date: 26/08/2023

Rooms: 4

Property Type: Unit



2/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$690,000

Method: Private Sale

Date: 17/07/2023

Property Type: Unit