## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$846,500	Pro	operty Type	Unit			Suburb	Templestowe
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ado	dress 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



1/411 Church Road, Templestowe Vic 3106



Shaun Wang





Property Type: Unit Agent Comments

8841 4888 0433 958 818 shaunwang@jelliscraig.com.au **Indicative Selling Price** 

\$700,000 - \$770,000 **Median Unit Price** Year ending September 2023: \$846,500

# **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)



Price: \$760,000 Method: Private Sale Date: 26/08/2023 Rooms: 4 Property Type: Unit



2/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)



Price: \$690,000 Method: Private Sale Date: 17/07/2023 Property Type: Unit

#### Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments