

# 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

1/6 Mahoney Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$870,000

&

\$957,000

### Median sale price

Median price

\$1,040,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/01/2024

to

31/03/2024

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	3/181 Foote St TEMPLESTOWE 3106	\$1,080,000	02/03/2024
2	2/63 Anderson St TEMPLESTOWE 3106	\$930,000	29/12/2023
3	2/12-20 Foote St TEMPLESTOWE LOWER 3107	\$822,500	16/03/2024

**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:

18/04/2024 14:33

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**Indicative Selling Price**  
\$870,000 - \$957,000  
**Median Unit Price**  
March quarter 2024: \$1,040,000



 3    2    2

**Property Type:** Townhouse  
**Land Size:** 187 sqm approx  
**Agent Comments**

## Comparable Properties



**3/181 Foote St TEMPLESTOWE 3106 (REI)**   **Agent Comments**

 3    2    2

**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 201 sqm approx



**2/63 Anderson St TEMPLESTOWE 3106 (REI)**   **Agent Comments**

 3    2    2

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 29/12/2023  
**Property Type:** Townhouse (Single)



**2/12-20 Foote St TEMPLESTOWE LOWER 3107 (REI)**   **Agent Comments**

 3    1    1

**Price:** \$822,500  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Unit  
**Land Size:** 274 sqm approx

**Account - Barry Plant** | P: 03 9842 8888