

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

107b Atkinson Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,773,500 Property Type House Suburb Templestowe

Period - From 01/07/2023 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	8 Heysham Way TEMPLESTOWE 3106	\$1,382,000	12/10/2023
2	295 Church Rd TEMPLESTOWE 3106	\$1,381,000	19/08/2023
3	2 Jean St TEMPLESTOWE LOWER 3107	\$1,350,000	28/10/2023

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:

10/01/2024 14:13



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



8 Heysham Way TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,382,000

Method: Private Sale

Date: 12/10/2023

Property Type: Townhouse (Res)

Land Size: 299 sqm approx



295 Church Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 3 2

Price: \$1,381,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 269 sqm approx



2 Jean St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 28/10/2023

Property Type: House