

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 11/53 John Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$679,000

Median sale price

Median price \$817,500 Property Type Unit Suburb Templestowe Lower

Period - From 03/08/2022 to 02/08/2023 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	4/1 Pettys La DONCASTER 3108	\$580,000	02/06/2023
2	307/2-6 Anderson St TEMPLESTOWE 3106	\$541,000	22/07/2023
3	7/1 Westfield Dr DONCASTER 3108	\$535,000	09/06/2023

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: 03/08/2023 12:06



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$679,000

Median Unit Price

03/08/2022 - 02/08/2023: \$817,500

Comparable Properties



4/1 Pettys La DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 02/06/2023

Property Type: Apartment



307/2-6 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  2  1

Price: \$541,000

Method: Private Sale

Date: 22/07/2023

Property Type: Apartment



7/1 Westfield Dr DONCASTER 3108 (REI)

Agent Comments

 2  1  2

Price: \$535,000

Method: Private Sale

Date: 09/06/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888