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

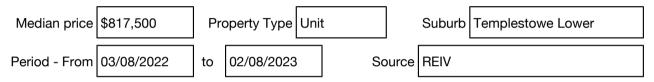
11/53 John Street, Templestowe Lower Vic 3107

Indicative selling price

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Single price \$679,000

Median sale price



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.

| Add | dress 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.

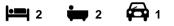
This Statement of Information was prepared on:

03/08/2023 12:06









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)



Price: \$580,000 Method: Private Sale Date: 02/06/2023 Property Type: Apartment Agent Comments



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

Agent Comments



Price: \$541,000 Method: Private Sale Date: 22/07/2023 Property Type: Apartment



7/1 Westfield Dr DONCASTER 3108 (REI)



Agent Comments

Price: \$535.000 Method: Private Sale Date: 09/06/2023 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



propertydata

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