

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 17/3-4 Gambier Avenue, Templestowe Lower

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$849,000

Median sale price

Median price \$1,130,000 Property type Unit Suburb Templestowe Lower

Period - From 1/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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. 3/27-29 Hazel Drive, Templestowe Lower	\$ 997,000	30/09/2023
2. 3/282 Manningham Road, Templestowe Lower	\$ 785,000	10/10/2023
3. 3/30 Glenair Street, Templestowe Lower	\$ 825,000	18/11/2023

This Statement of Information was prepared on: 17/01/2024

Comparable properties



\$ 997,000

3/27-29 Hazel Drove, Templestowe Lower, Victoria

DATE: 30/09/2023

PROPERTY TYPE: UNIT

 3  2
 2  sqm



\$ 785,000

3/282 Manningham Road, Templestowe Lower, Victoria

DATE: 10/10/2023

PROPERTY TYPE: UNIT

 3  2
 2  sqm



\$ 825,000

3/30 Glenair Street, Templestowe Lower, Victoria

DATE: 18/11/2023

PROPERTY TYPE: UNIT

 3  2
 2  sqm x

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