

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

2/11 Sheahans Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

Median sale price

Median price \$1,059,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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 | 1/1 Harold St BULLEEN 3105 | \$1,426,000 | 13/05/2023 |
| 2 | 6A Noelle St BULLEEN 3105 | \$1,240,000 | 27/05/2023 |
| 3 | 1/3 Fran Ct TEMPLESTOWE LOWER 3107 | \$1,230,000 | 22/07/2023 |

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: 06/10/2023 14:02



4 3 1

Rooms: 7

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$1,190,000 - \$1,290,000

Median Unit Price

June quarter 2023: \$1,059,500

Comparable Properties



1/1 Harold St BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,426,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Townhouse (Res)

Land Size: 250 sqm approx



6A Noelle St BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,240,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)

Land Size: 367 sqm approx



1/3 Fran Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments

4 3 2

Price: \$1,230,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999