

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

2/35 Alfred Street, Templestowe Lower Vic 3107
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Indicative selling price

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

Range between

\$1,075,000

 &

\$1,150,000

Median sale price

Median price

\$1,125,000

 Property Type

Townhouse

 Suburb

Templestowe Lower

Period - From

01/08/2022

 to

31/07/2023

 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	82 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,211,000	18/03/2023
2	1/8 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,188,000	01/07/2023
3	24 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,131,500	03/06/2023

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:

01/08/2023 11:51

Brenton Linmeiers
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Indicative Selling Price

\$1,075,000 - \$1,150,000

Median Townhouse Price

01/08/2022 - 31/07/2023: \$1,125,000



 3  2  2

Property Type: Townhouse

Land Size: 256 sqm approx

Agent Comments

Comparable Properties



82 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 3  2  1

Price: \$1,211,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

Land Size: 274 sqm approx



1/8 Balmoral Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  2  2

Price: \$1,188,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 211 sqm approx



24 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  2  2

Price: \$1,131,500

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)

Land Size: 228 sqm approx

Account - Marshall White | P: 03 9822 9999