Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/382 High Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,025,000
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Median sale price

Median price	\$1,131,500	Pro	perty Type To	ownhouse		Suburb	Templestowe Lower
Period - From	24/04/2023	to	23/04/2024	S	ource	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

	aress of comparable property	1 1100	Date of Sale
1	23 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,050,000	24/02/2024
2	4/26 Parker St TEMPLESTOWE LOWER 3107	\$1,030,000	25/02/2024
3	2/63 Anderson St TEMPLESTOWE 3106	\$930,000	29/12/2023

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:	24/04/2024 15:32



Date of sale







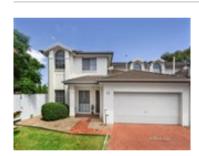
Rooms: 5

Property Type: Townhouse (Res) Land Size: 173 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,025,000 **Median Townhouse Price** 24/04/2023 - 23/04/2024: \$1,131,500

Comparable Properties



23 Sunrise Cr TEMPLESTOWE LOWER 3107

(REI) **---** 3



Price: \$1,050,000 Method: Auction Sale Date: 24/02/2024

Property Type: Townhouse (Res)

Agent Comments

Considered superior to the subject home, as it is on its own street frontage within a development.



4/26 Parker St TEMPLESTOWE LOWER 3107

(REI)





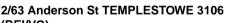


Price: \$1,030,000 Method: Private Sale Date: 25/02/2024

Property Type: Townhouse (Single)

Agent Comments

Considered slightly superior to the subject home, as it is newer.











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Agent Comments

Older than the subject property, and considered slightly inferior.

Price: \$930.000 Method: Private Sale Date: 29/12/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



