

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 2/8 Union Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,131,500 Property Type Townhouse Suburb Templestowe Lower

Period - From 24/04/2023 to 23/04/2024 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	7/8 Anderson St TEMPLESTOWE 3106	\$695,000	16/03/2024
2	2/45 Glendale Av TEMPLESTOWE 3106	\$780,000	14/02/2024
3	4/17 Hakea St TEMPLESTOWE 3106	\$806,000	09/12/2023

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 06:58

2/8 Union Street, Templestowe Lower Vic 3107



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Townhouse Price
24/04/2023 - 23/04/2024: \$1,131,500

Comparable Properties



7/8 Anderson St TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$695,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Single)



2/45 Glendale Av TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$780,000
Method: Private Sale
Date: 14/02/2024
Property Type: Townhouse (Res)
Land Size: 76 sqm approx



4/17 Hakea St TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$806,000
Method: Expression of Interest
Date: 09/12/2023
Property Type: Townhouse (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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