

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 2A Alison Av, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,125,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/10/2023 to 31/12/2023 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	2/15 Derreck Av BULLEEN 3105	\$1,205,000	04/11/2023
2	4/26 Parker St TEMPLESTOWE LOWER 3107	\$1,030,000	25/02/2024
3	1/1 Derreck Av BULLEEN 3105	\$970,000	23/02/2024

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: 02/04/2024 14:44



3 2 2

Property Type: Townhouse

Land Size: 326 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

December quarter 2023: \$1,125,000

Comparable Properties



2/15 Derreck Av BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$1,205,000

Method: Private Sale

Date: 04/11/2023

Property Type: Townhouse (Single)

Land Size: 161 sqm approx



4/26 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,030,000

Method: Private Sale

Date: 25/02/2024

Property Type: Townhouse (Single)



1/1 Derreck Av BULLEEN 3105 (REI)

Agent Comments

3 2 1

Price: \$970,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: (03) 9431 1243