

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/236 GREENSLOPES DRIVE,

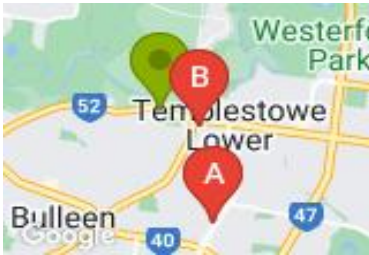
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$630,000 to \$693,000**

Provided by: Carly Howland , Ray White Blackburn

MEDIAN SALE PRICE



TEMPLESTOWE LOWER, VIC, 3107

Suburb Median Sale Price (Unit)

\$985,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



11/53 JOHN ST, TEMPLESTOWE LOWER, VIC

2 2 1

Sale Price

***\$665,000**

Sale Date: 06/09/2023

Distance from Property: 1.8km



410-418 THOMPSONS RD, TEMPLESTOWE

2 1 1

Sale Price

\$325,000

Sale Date: 17/07/2023

Distance from Property: 556m



This report has been compiled on 26/10/2023 by Ray White Blackburn. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

3/236 GREENSLOPES DRIVE, TEMPLESTOWE LOWER, VIC 3107

Indicative selling price

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

Price Range: \$630,000 to \$693,000

Median sale price

Median price

\$985,000

Property type

Unit

Suburb

TEMPLESTOWE
LOWER

Period

01 October 2022 to 30 September
2023

Source

pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

11/53 JOHN ST, TEMPLESTOWE LOWER, VIC 3107	*\$665,000	06/09/2023
410-418 THOMPSONS RD, TEMPLESTOWE LOWER, VIC 3107	\$325,000	17/07/2023

This Statement of Information was prepared

26/10/2023