

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 3/7 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,059,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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	2a Ashford St TEMPLESTOWE LOWER 3107	\$1,351,000	01/07/2023
2	3/41 John St TEMPLESTOWE LOWER 3107	\$1,260,000	19/08/2023
3	3/250 Williamsons Rd TEMPLESTOWE 3106	\$1,155,000	16/09/2023

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: 26/09/2023 10:09



 4  2  2

Property Type: Unit
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
June quarter 2023: \$1,059,500

Comparable Properties



2a Ashford St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 4  3  3

Price: \$1,351,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 450 sqm approx



3/41 John St TEMPLESTOWE LOWER 3107
(REI)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)
Land Size: 430 sqm approx



3/250 Williamsons Rd TEMPLESTOWE 3106
(REI)

Agent Comments

 4  3  2

Price: \$1,155,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Townhouse (Res)
Land Size: 273 sqm approx

Account - Barry Plant | P: 03 9842 8888