

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 4/420 Church Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$886,500 Property Type Unit Suburb Templestowe

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

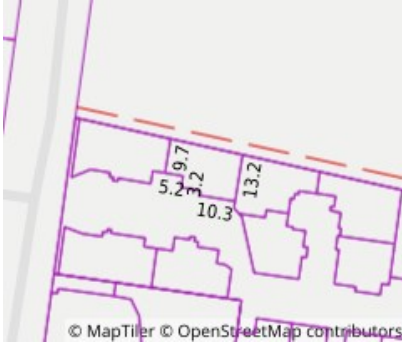
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/420 Church Rd TEMPLESTOWE 3106	\$863,000	01/05/2023
2	2/210 Foote St TEMPLESTOWE 3106	\$780,000	03/06/2023
3	23/133-135 Parker St TEMPLESTOWE 3106	\$760,000	26/08/2023

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: 25/09/2023 13:37



2 2 2

Property Type: Unit
Land Size: 256 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median Unit Price
 June quarter 2023: \$886,500

Comparable Properties

3/420 Church Rd TEMPLESTOWE 3106 (VG) **Agent Comments**

3 - -

Price: \$863,000
Method: Sale
Date: 01/05/2023
Property Type: Flat/Unit/Apartment (Res)



2/210 Foote St TEMPLESTOWE 3106 (VG) **Agent Comments**

2 - -

Price: \$780,000
Method: Sale
Date: 03/06/2023
Property Type: Flat/Unit/Apartment (Res)



23/133-135 Parker St TEMPLESTOWE 3106 (REI) **Agent Comments**

2 2 1

Price: \$760,000
Method: Private Sale
Date: 26/08/2023
Rooms: 4
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888