

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

4/8 Rosa Street, Templestowe Lower Vic 3107

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 \$1,052,500 Property Type Unit Suburb Templestowe Lower

Period - From 07/02/2023 to 06/02/2024 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	18/54-62 Parker St TEMPLESTOWE LOWER 3107	\$790,000	25/10/2023
2	2/120 High St DONCASTER 3108	\$780,000	19/09/2023
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: 07/02/2024 09:46



Rooms: 4

Property Type: unit

Land Size: strata sqm approx

Agent Comments

Comparable Properties



18/54-62 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$790,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: Unit



2/120 High St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 19/09/2023

Property Type: Unit

Land Size: 132 sqm approx



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

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 26/08/2023

Rooms: 4

Property Type: Unit