

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

5 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,391,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2022 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	6 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,450,000	03/05/2023
2	6 Blue Gum Cl TEMPLESTOWE LOWER 3107	\$1,300,000	31/03/2023
3	4 Reark Ct TEMPLESTOWE 3106	\$1,251,000	18/03/2023

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: 15/08/2023 12:21



3 2 2

Property Type: House
Land Size: 850 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
Year ending June 2023: \$1,391,000

Comparable Properties



6 Stanlake Rise TEMPLESTOWE LOWER 3107 [Agent Comments](#)
(REI/VG)

4 2 3

Price: \$1,450,000
Method: Private Sale
Date: 03/05/2023
Property Type: House (Res)
Land Size: 798 sqm approx



6 Blue Gum CI TEMPLESTOWE LOWER 3107 [Agent Comments](#)
(REI/VG)

4 2 1

Price: \$1,300,000
Method: Private Sale
Date: 31/03/2023
Rooms: 7
Property Type: House (Res)
Land Size: 726 sqm approx



4 Reark Ct TEMPLESTOWE 3106 (REI/VG) [Agent Comments](#)

4 2 4

Price: \$1,251,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 861 sqm approx

Account - Barry Plant | P: 03 9842 8888