

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 6/1 Lakeview Terrace, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,125,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/10/2023 to 31/12/2023 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	3/8 Jacana Av TEMPLESTOWE LOWER 3107	\$900,000	18/12/2023
2	3/282 Manningham Rd TEMPLESTOWE LOWER 3107	\$785,000	10/10/2023
3	4/207 Manningham Rd TEMPLESTOWE LOWER 3107	\$715,000	22/11/2023

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: 30/01/2024 15:36



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

December quarter 2023: \$1,125,000

Comparable Properties



3/8 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 18/12/2023

Property Type: Townhouse (Single)



3/282 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000

Method: Private Sale

Date: 10/10/2023

Property Type: Townhouse (Single)



4/207 Manningham Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Comparable in internal size

2 2 1

Price: \$715,000

Method: Private Sale

Date: 22/11/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: (03) 9431 1243