

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

6/115-117 JAMES STREET TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Templestowe

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

4/10-12 ANDERSON STREET TEMPLESTOWE VIC 3106	\$692,000	25-Nov-23
7/8 ANDERSON STREET TEMPLESTOWE VIC 3106	\$695,000	16-Mar-24
2/45 GLENDALE AVENUE TEMPLESTOWE VIC 3106	\$780,000	14-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 09 May 2024



**4/10-12 ANDERSON STREET
TEMPLESTOWE VIC 3106**

2 1 2

Sold Price **\$692,000** Sold Date **25-Nov-23**

Distance **0.27km**



**7/8 ANDERSON STREET
TEMPLESTOWE VIC 3106**

2 1 1

Sold Price **\$695,000** Sold Date **16-Mar-24**

Distance **0.27km**



**2/45 GLENDALE AVENUE
TEMPLESTOWE VIC 3106**

2 2 1

Sold Price **\$780,000** Sold Date **14-Feb-24**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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