

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 6/321 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,130,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 31/10/2022 to 30/10/2023 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	3/41 Glendale Av TEMPLESTOWE 3106	\$1,100,000	27/06/2023
2	1/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,050,000	03/06/2023
3	1/8 Anderson St TEMPLESTOWE 3106	\$820,000	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: 31/10/2023 17:00



 3  2  2

Property Type: Townhouse

Land Size: 292 sqm approx

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
31/10/2022 - 30/10/2023: \$1,130,000

Comparable Properties



3/41 Glendale Av TEMPLESTOWE 3106
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 27/06/2023

Property Type: Townhouse (Single)



1/24 Sunhill Rd TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 4  2  1

Price: \$1,050,000

Method: Private Sale

Date: 03/06/2023

Property Type: Townhouse (Single)

Land Size: 242 sqm approx



1/8 Anderson St TEMPLESTOWE 3106
(REI/VG)

Agent Comments

 3  2  2

Price: \$820,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888