

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

7/1 Lakeview Terrace, Templestowe Lower Vic 3107
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Indicative selling price

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

Range between

\$760,000

 &

\$820,000

Median sale price

Median price

\$1,130,750

 Property Type

Townhouse

 Suburb

Templestowe Lower

Period - From

28/02/2023

 to

27/02/2024

 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	24 High St DONCASTER 3108	\$862,000	24/11/2023
2	2/282 Manningham Rd TEMPLESTOWE LOWER 3107	\$788,888	03/11/2023
3	3/282 Manningham Rd TEMPLESTOWE LOWER 3107	\$785,000	10/10/2023

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:

24 /01/2024 01:42

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Indicative Selling Price

\$760,000 - \$820,000

Median Townhouse Price

28/02/2023 - 27/02/2024: \$1,130,750



 3  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



24 High St DONCASTER 3108 (REI/VG)

Agent Comments

 3  3  2

Price: \$862,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: Townhouse (Res)



2/282 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$788,888

Method: Private Sale

Date: 03/11/2023

Property Type: House



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)

Account - Barry Plant | P: 03 9842 8888