

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

7/35 John Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,040,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	5/35 John St TEMPLESTOWE LOWER 3107	\$1,330,000	12/04/2024
2	1/69 Wood St TEMPLESTOWE 3106	\$1,120,000	11/05/2024
3	2/52 Jeffrey St TEMPLESTOWE LOWER 3107	\$892,000	27/03/2024

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.~~

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

March quarter 2024: \$1,040,000



Property Type: Unit

Land Size: 449 sqm approx

Agent Comments

Comparable Properties



5/35 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 12/04/2024

Property Type: Unit

Land Size: 469 sqm approx



1/69 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit

Land Size: 272 sqm approx



2/52 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$892,000

Method: Auction Sale

Date: 27/03/2024

Property Type: Townhouse (Res)

Land Size: 360 sqm approx

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