

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

2/321 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,080,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2019 to 31/12/2019 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	1/63 James St TEMPLESTOWE 3106	\$938,000	14/12/2019
2	3/23 June Cr TEMPLESTOWE 3106	\$950,000	11/11/2019
3	1/6 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,020,000	24/12/2019

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:

02/04/2020 13:38

2/321 High Street, Templestowe Lower Vic 3107

**Jellis
Craig**

Anthony Pittas

8841 4888

0400 079 408

anthonypittas@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending December 2019: \$1,080,000



 4  3  2

Property Type: Townhouse

Land Size: 172 sqm approx

Agent Comments

Comparable Properties



1/63 James St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$938,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)



3/23 June Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 11/11/2019

Property Type: Townhouse (Single)



1/6 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,020,000

Method: Private Sale

Date: 24/12/2019

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.