

# 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 2/103 Atkinson Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$880,000 Property Type Unit Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	10/224 Foote St TEMPLESTOWE 3106	\$962,000	31/10/2023
2	2/57 Wood St TEMPLESTOWE 3106	\$960,000	05/10/2023
3	2/247 Williamsons Rd TEMPLESTOWE 3106	\$912,500	23/10/2023

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: 12/02/2024 12:12



 3    2    2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**10/224 Foote St TEMPLESTOWE 3106 (REI/VG)** Agent Comments

 3    2    2

**Price:** \$962,000

**Method:** Private Sale

**Date:** 31/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 319 sqm approx



**2/57 Wood St TEMPLESTOWE 3106 (REI/VG)** Agent Comments

 3    2    2

**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 05/10/2023

**Property Type:** Townhouse (Res)



**2/247 Williamsons Rd TEMPLESTOWE 3106 (REI)** Agent Comments

 3    2    2

**Price:** \$912,500

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** Townhouse (Single)