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	18 Union Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $1,418,500 Property Type House Suburb Templestowe Lower

Period - From 01/02/2021 to 31/01/2022 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	106 Rose Av TEMPLESTOWE LOWER 3107	$1,760,000	13/11/2021
2			
3			

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: 01/02/2022 11:40

18 Union Street, Templestowe Lower Vic 3107



4 3 2

Rooms: 6
Property Type: House (Res)
Land Size: 429 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
01/02/2021 - 31/01/2022: $1,418,500

Comparable Properties

106 Rose Av TEMPLESTOWE LOWER 3107 (REI)

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Price: $1,760,000
Method: Private Sale
Date: 13/11/2021
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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