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	2/1 Gambier Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $1,150,250 Property Type Townhouse Suburb Templestowe Lower

Period - From 08/11/2023 to 07/11/2024 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	6/26 Foote St TEMPLESTOWE LOWER 3107	$1,060,000	30/10/2024
2	2/100 Foote St TEMPLESTOWE LOWER 3107	$990,000	09/10/2024
3	8/50-54 Foote St TEMPLESTOWE LOWER 3107	$1,091,000	24/08/2024

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.~~

This Statement of Information was prepared on: 08/11/2024 10:41

2/1 Gambier Avenue, Templestowe Lower Vic 3107

Thi Nguyen
8841 4888
0423 027 036
thinguyen@jelliscraig.com.au



4 2 2

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000
Median Townhouse Price
08/11/2023 - 07/11/2024: $1,150,250

Comparable Properties



6/26 Foote St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,060,000
Method: Private Sale
Date: 30/10/2024
Property Type: Townhouse (Single)

Agent Comments



2/100 Foote St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $990,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: Townhouse (Res)
Land Size: 191 sqm approx

Agent Comments



8/50-54 Foote St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,091,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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