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	5/8 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Single price $639,000

Median sale price

Median price $955,251 Property Type Unit Suburb Templestowe

Period - From 01/07/2024 to 30/09/2024 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	6/106 Wood St TEMPLESTOWE 3106	$637,500	18/06/2024
2	1b Henry St DONCASTER 3108	$708,000	06/06/2024
3	3/106 Wood St TEMPLESTOWE 3106	$644,300	01/06/2024

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: 13/11/2024 13:50

5/8 Anderson Street, Templestowe Vic 3106

FLETCHERS



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$639,000
Median Unit Price
September quarter 2024: $955,251

Comparable Properties



6/106 Wood St TEMPLESTOWE 3106 (REI/VG)

2 2 1

Price: $637,500
Method: Private Sale
Date: 18/06/2024
Property Type: Unit
Land Size: 71 sqm approx

Agent Comments



1b Henry St DONCASTER 3108 (REI/VG)

2 2 1

Price: $708,000
Method: Private Sale
Date: 06/06/2024
Property Type: Townhouse (Res)

Agent Comments



3/106 Wood St TEMPLESTOWE 3106 (REI/VG)

2 2 1

Price: $644,300
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata .com.au

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