

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

349 HIGH STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

166 MACEDON ROAD TEMPLESTOWE LOWER VIC 3107	\$1,638,888	30-Jan-23
166 MACEDON ROAD TEMPLESTOWE LOWER VIC 3107	\$1,639,500	01-Mar-23
1/15 HAZEL DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,325,000	13-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 22 April 2023

Arthur Dislakis
 P 9468 5116
 M 0412731175
 E arthur@comoreal.estate



**166 MACEDON ROAD
 TEMPLESTOWE LOWER VIC 3107**

4 3 2

Sold Price ^{RS} **\$1,638,888** Sold Date **30-Jan-23**

Distance **0.27km**



4 3 2

Sold Price ^{RS} **\$1,639,500** Sold Date **01-Mar-23**

Distance **0.27km**



**1/15 HAZEL DRIVE TEMPLESTOWE
 LOWER VIC 3107**

4 3 2

Sold Price ^{RS} **\$1,325,000** Sold Date **13-Feb-23**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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