

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 4/231 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,180,000 Property Type Unit Suburb Templestowe Lower

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	1001/2 Sovereign Point Ct DONCASTER 3108	\$860,000	30/11/2024
2	8/1 Pettys La DONCASTER 3108	\$840,000	21/10/2024
3	23/3 Sovereign Point Ct DONCASTER 3108	\$910,000	23/09/2024

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: 04/12/2024 16:10

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

September quarter 2024: \$1,180,000



Property Type: Apartment

Agent Comments

Comparable Properties



1001/2 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 30/11/2024

Property Type: Apartment



8/1 Pettys La DONCASTER 3108 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 21/10/2024

Property Type: Apartment



23/3 Sovereign Point Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 23/09/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888