

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

8/370 Church Road Templestowe VIC 3106

Indicative selling price

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

Single Price

or range
between

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,000

Property type

Unit

Suburb

Templestowe

Period-from

01 Aug 2020

to

31 Jul 2021

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

14/224 Williamsons Road Doncaster VIC 3108	\$780,000	17-Mar-21
5/112 Parker Street Templestowe VIC 3106	\$738,000	16-Jun-21
8 Mahoney Street Templestowe Lower VIC 3107	\$761,000	20-Mar-21

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.

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**14/224 Williamsons Road
Doncaster VIC 3108**

3 1 2

Sold Price **\$780,000** Sold Date **17-Mar-21**

Distance **1.52km**

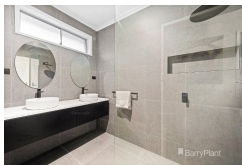


**5/112 Parker Street Templestowe
VIC 3106**

2 1 2

Sold Price **\$738,000** Sold Date **16-Jun-21**

Distance **1.74km**



**8 Mahoney Street Templestowe
Lower VIC 3107**

2 1 2

Sold Price **\$761,000** Sold Date **20-Mar-21**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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