

## 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

1/30 PARKER STREET TEMPLESTOWE LOWER VIC 3107

### Indicative selling price

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

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Mar 2023

to

29 Feb 2024

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

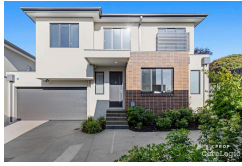
Date of sale

5/26 PARKER STREET TEMPLESTOWE LOWER VIC 3107	\$1,160,000	16-Dec-23
3/53 ASTLEY STREET TEMPLESTOWE LOWER VIC 3107	\$1,200,000	04-Oct-23
3/250 WILLIAMSONS ROAD TEMPLESTOWE VIC 3106	\$1,155,000	16-Sep-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: 09 March 2024



**5/26 PARKER STREET  
TEMPLESTOWE LOWER VIC 3107**

 4  3  2

Sold Price **\$1,160,000** Sold Date **16-Dec-23**

Distance **0.03km**



**3/53 ASTLEY STREET  
TEMPLESTOWE LOWER VIC 3107**

 4  4  2

Sold Price **\$1,200,000** Sold Date **04-Oct-23**

Distance **0.81km**



**3/250 WILLIAMSONS ROAD  
TEMPLESTOWE VIC 3106**

 4  3  2

Sold Price **\$1,155,000** Sold Date **16-Sep-23**

Distance **1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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