

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

5/325 THOMPSONS ROAD 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

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

Unit

Suburb

Templestowe Lower

Period-from

19 May 2024

to

19 Nov 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

2/100 FOOTE STREET TEMPLESTOWE LOWER VIC 3107	\$990,000	09-Oct-24
6/26 FOOTE STREET TEMPLESTOWE LOWER VIC 3107	\$1,060,000	30-Oct-24
3/5 ASHFORD STREET TEMPLESTOWE LOWER VIC 3107	\$828,000	31-Oct-24

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: 19 November 2024