

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

13/410-418 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Templestowe Lower

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

15/410 Thompsons Road Templestowe Lower VIC 3107	\$325,000	09-Mar-21
16/410 Thompsons Road Templestowe Lower VIC 3107	\$325,000	09-Mar-21
17/410 Thompsons Road Templestowe Lower VIC 3107	\$325,000	09-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.~~

This Statement of Information was prepared on: 03 August 2021



15/410 Thompsons Road
Templestowe Lower VIC 3107

 2  1  1

Sold Price

\$325,000

Sold Date

09-Mar-21

Distance

-



16/410 Thompsons Road
Templestowe Lower VIC 3107

 2  1  1

Sold Price

Sold Date

09-Mar-21

Distance

-



17/410 Thompsons Road
Templestowe Lower VIC 3107

 2  1  1

Sold Price

Sold Date

09-Mar-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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