

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address 1,3,6/321-323 High Street, Lower Templestowe

Indicative selling price

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

Unit type or class

Single price

| | |
|--|-------------|
| 1/321-323 High Street, Lower Templestowe- 4 bedroom townhouse | \$1,380,000 |
| 3/321-323 High Street, Lower Templestowe- 3bedroom townhouse | \$1,050,000 |
| 6/321-323 High Street, Lower Templestowe 4 bedroom townhouse | \$1,110,000 |

Suburb unit median sale price

Median price \$1,120,000

Suburb Templestowe Lower

Period - From 21/01/2017

21/5/2017

Source Property Data

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

| | Address of comparable unit | Price | Date of sale |
|--|--|-------------|--------------|
| 1/321-323 High Street, Lower Templestowe- 4 bedrooms | 1/15 Hakea Street, Templestowe | \$1,270,000 | 27/6/2017 |
| | 2/5 Rooney Street, Templestowe Lower | \$1,306,000 | 24/06/2017 |
| | 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 | | |

Unit type or class

| | Address of comparable unit | Price | Date of sale |
|---|---|-------------|--------------|
| 3/321-323 High Street, Lower Templestowe- 3bedrooms | 2/5 Heysham Way, Templestowe | \$980,000 | 8/4/2017 |
| | 4/26 Ashford Street, Templestowe Lower | \$1,023,000 | 23/6/2017 |
| | 1/11 Pentlowe Avenue, Templestowe Lower | \$1,065,000 | 4/3/2017 |

Unit type or class

| | Address of comparable unit | Price | Date of sale |
|---|---|-------------|--------------|
| 6/321-323 High Street, Lower Templestowe 4 bedrooms | 4/26 Ashford Street, Templestowe Lower | \$1,023,000 | 23/6/2017 |
| | 1/11 Pentlowe Avenue, Templestowe Lower | \$1,065,000 | 4/3/2017 |
| | 1/5 Foote Street, Templestowe Lower | \$1,120,000 | 10/5/2017 |