

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode 4&14/15-17 Herlihys 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)

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Unit4	\$1,090,000	Or range between	&
Unit14	\$899,000	Or range between	&

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$919,000	Suburb	Templestowe Lower
Period - From	01/07/2019	To	30/09/2019
Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

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 E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 4	1 3/42 Astley St TEMPLESTOWE LOWER 3107 VIC	\$1,060,000	22/08/2019
	2 3/17 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 VIC	\$1,045,000	05/07/2019
	3 2/42 Astley St TEMPLESTOWE LOWER 3107 VIC	\$1,000,000	22/08/2019

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 14	1 4/249 Williamsons Rd TEMPLESTOWE 3106 VIC	\$802,000	21/08/2019
	2 2/26 Sunhill Rd TEMPLESTOWE LOWER 3107 VIC	\$901,000	22/06/2019
	3 1/266 Manningham Rd TEMPLESTOWE LOWER 3107 VIC	\$ 950,000	20/06/2019

This Statement of Information was prepared on: 04/12/2019