

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

9/282 Manningham Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$866,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/10/2020

to

31/12/2020

Source

REIV

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 six 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
1	14/224-230 Williamsons Rd DONCASTER 3108	\$780,000	31/03/2021
2	1/382-384 High St TEMPLESTOWE LOWER 3107	\$705,000	12/02/2021
3	203/65 Stables Cirt DONCASTER 3108	\$700,000	17/12/2020

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 six months.~~

This Statement of Information was prepared on:

13/04/2021 10:37



 3  2  2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2020: \$866,000

Comparable Properties



14/224-230 Williamsons Rd DONCASTER 3108 Agent Comments
(REI)

 3  1  2

Price: \$780,000

Method: Private Sale

Date: 31/03/2021

Property Type: Unit



1/382-384 High St TEMPLESTOWE LOWER Agent Comments
3107 (REI)

 3  2  2

Price: \$705,000

Method: Private Sale

Date: 12/02/2021

Property Type: Townhouse (Single)

Land Size: 211 sqm approx

203/65 Stables Cirt DONCASTER 3108 (VG) Agent Comments

 3  -  -

Price: \$700,000

Method: Sale

Date: 17/12/2020

Property Type: Flat/Unit/Apartment (Res)