

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

6/15 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)

Single Price

or range
between

\$990,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$919,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Sep 2020

to

31 Aug 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

| | | |
|---|-------------|-----------|
| 4/15 Herlihys Road Templestowe Lower VIC 3107 | \$999,000 | 13-Apr-21 |
| 9 Ashford Street Templestowe Lower VIC 3107 | \$1,120,000 | 26-Jun-21 |
| 2/130 Parker Street Templestowe VIC 3106 | \$1,037,000 | 15-May-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: 23 September 2021



4/15 Herlihy's Road Templestowe Lower VIC 3107

4 3 2

Sold Price **\$999,000** Sold Date **13-Apr-21**

Distance **0.01km**



9 Ashford Street Templestowe Lower VIC 3107

4 3 2

Sold Price **\$1,120,000** Sold Date **26-Jun-21**

Distance **0.14km**



2/130 Parker Street Templestowe VIC 3106

4 3 2

Sold Price **\$1,037,000** Sold Date **15-May-21**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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