

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

18 Bali Hi Boulevard, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,810,944

Property Type

House

Suburb

Templestowe

Period - From

01/01/2023

to

31/03/2023

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	23 Jenkins Dr TEMPLESTOWE 3106	\$1,999,000	25/03/2023
2	6 Parklea CI TEMPLESTOWE 3106	\$1,776,000	18/03/2023
3	4 Austin PI TEMPLESTOWE 3106	\$1,720,000	26/02/2023

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:

08/06/2023 20:57

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,850,000

Median House Price

March quarter 2023: \$1,810,944



 5  3  2

Property Type: House

Land Size: 789 sqm approx

Agent Comments

Comparable Properties



23 Jenkins Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

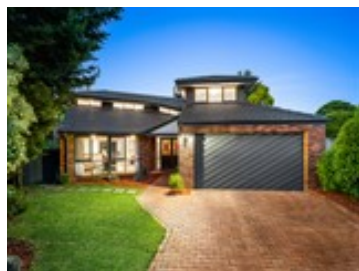
Price: \$1,999,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 877 sqm approx



6 Parklea CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,776,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 771 sqm approx



4 Austin PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,720,000

Method: Sold After Auction

Date: 26/02/2023

Property Type: House (Res)

Land Size: 789 sqm approx