Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	13 Tasker Street, Templestowe Lower Vic 3107
Including suburb and	

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Including suburb and	· · · · · · · · · · · · · · · · · · ·
postcode	

Indicative selling price

Property offered for sale

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

Range between \$2,650,000	&	\$2,750,000
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Median sale price

Median price	\$1,437,000	Pro	perty Type H	ouse		Suburb	Templestowe Lower
Period - From	01/07/2021	to	30/09/2021	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

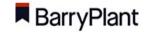
Address of comparable property		Price	Date of sale
1	36 Stanley St BULLEEN 3105	\$2,738,000	18/11/2021
2			
3			

OR

В* 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:	10/01/2022 15:07





Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$2,650,000 - \$2,750,000 **Median House Price**

September quarter 2021: \$1,437,000



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Property Type: House Land Size: 752 sqm approx **Agent Comments**

Comparable Properties



36 Stanley St BULLEEN 3105 (REI)

Price: \$2,738,000 Method: Private Sale Date: 18/11/2021 Property Type: House Land Size: 727 sqm approx **Agent Comments**

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.

Account - Barry Plant | P: 03 9842 8888



