Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

45 Ironbark Drive, Templestowe Lower Vic 3107
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Indicative selling price

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

Median sale price

Median price	\$1,391,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2022	to	30/06/2023		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.

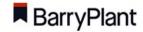
Ad	dress of comparable property	Price	Date of sale
1	15 Ayr St DONCASTER 3108	\$1,433,000	10/06/2023
2	380 Manningham Rd DONCASTER 3108	\$1,420,000	01/02/2023
3	22 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,350,000	15/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/07/2023 17:36





Indicative Selling Price









Property Type: House Land Size: 655 sqm approx **Agent Comments**

\$1,200,000 - \$1,300,000 **Median House Price** Year ending June 2023: \$1,391,000

Comparable Properties



15 Ayr St DONCASTER 3108 (REI)





Price: \$1,433,000 Method: Auction Sale Date: 10/06/2023

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



380 Manningham Rd DONCASTER 3108 (VG)







Price: \$1,420,000 Method: Sale Date: 01/02/2023

Property Type: House (Res) Land Size: 659 sqm approx

Agent Comments



22 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI/VG)





Price: \$1,350,000 Method: Auction Sale Date: 15/04/2023

Property Type: House (Res) Land Size: 659 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



