## 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

1 Kitson Crescent, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,250,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$1,603,000	Pro	Property Type Hou		se		Suburb	Templestowe Lower	
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	44 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,340,000	11/06/2022
2	16 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,330,000	18/06/2022
3	10 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,235,000	23/04/2022

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:

21/06/2022 11:41





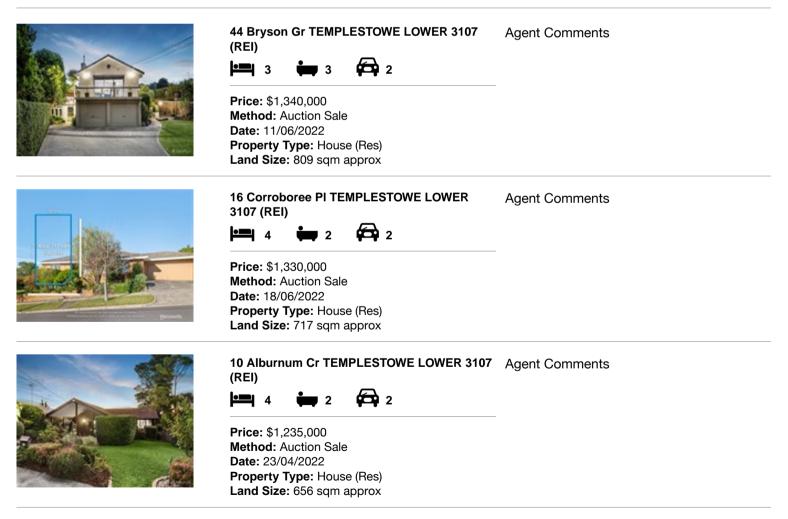




Property Type: House Land Size: 637 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2022: \$1,603,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888





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