Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

ise Crescent, Templestowe Lower Vic 3107
·
ıs

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price	\$866,000	Pro	perty Type Un	it		Suburb	Templestowe Lower
Period - From	01/10/2020	to	31/12/2020	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.

Address of comparable property

1	18 Sunrise Cr TEMPLESTOWE LOWER 3107	\$880,000	25/11/2020
2	2/19 Outhwaite Av DONCASTER 3108	\$870,000	23/12/2020
3	1/20 Ashford St TEMPLESTOWE LOWER 3107	\$866,000	22/12/2020

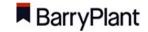
OR

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:	15/02/2021 14:26



Date of sale



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

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** December quarter 2020: \$866,000



Property Type: Townhouse Land Size: 324 sqm approx

Agent Comments

Comparable Properties



18 Sunrise Cr TEMPLESTOWE LOWER 3107

(REI) **-**3

Price: \$880,000

Method: Sold Before Auction

Date: 25/11/2020

Property Type: House (Res)

Agent Comments



2/19 Outhwaite Av DONCASTER 3108 (REI)





Price: \$870,000 Method: Private Sale Date: 23/12/2020

Property Type: Townhouse (Res) Land Size: 168 sqm approx

Agent Comments

Agent Comments



1/20 Ashford St TEMPLESTOWE LOWER 3107

(REI) **-**3



Price: \$866,000 Method: Private Sale Date: 22/12/2020

Property Type: Townhouse (Res) Land Size: 275 sqm approx

Account - Barry Plant | P: 03 9842 8888



