

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

8 Pentlowe Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,179,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2023

to

30/09/2023

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	18 Tasker St TEMPLESTOWE LOWER 3107	\$1,225,000	11/11/2023
2	1 Eric Av TEMPLESTOWE LOWER 3107	\$1,180,000	14/09/2023
3	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023

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:

27/11/2023 13:34

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,179,000

Median House Price

September quarter 2023: \$1,410,000



 3  1  1

Property Type: House

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



18 Tasker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  2  2

Price: \$1,225,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 599 sqm approx



1 Eric Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,180,000

Method: Private Sale

Date: 14/09/2023

Property Type: House (Res)

Land Size: 712 sqm approx



6 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  1  2

Price: \$1,125,000

Method: Sold Before Auction

Date: 31/10/2023

Rooms: 6

Property Type: House

Land Size: 857 sqm approx

Account - Barry Plant | P: 03 9842 8888