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

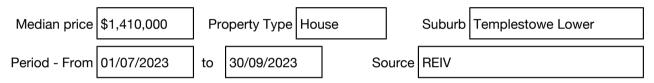
8 Pentlowe Avenue, Templestowe Lower Vic 3107

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$1,179,000

Median sale price



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	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



BARRYPLANT





Property Type: House Land Size: 721 sqm approx Agent Comments 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

Comparable Properties



18 Tasker St TEMPLESTOWE LOWER 3107 (REI)



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

Agent Comments



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



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



propertydata

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