

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

55 Ironbark Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,116,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2019 to 31/03/2020 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	22 Madeleine St DONCASTER 3108	\$1,050,000	29/03/2020
2	1 Potter Ct TEMPLESTOWE LOWER 3107	\$1,020,000	24/06/2020
3	26 Howitt Dr TEMPLESTOWE LOWER 3107	\$985,000	27/06/2020

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:

30/06/2020 17:06



 3  2  1

Property Type: House
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending March 2020: \$1,116,000

Comparable Properties



22 Madeleine St DONCASTER 3108 (VG)

Agent Comments

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Price: \$1,050,000
Method: Sale
Date: 29/03/2020
Property Type: House (Res)
Land Size: 742 sqm approx



1 Potter Ct TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  2  2

Price: \$1,020,000
Method: Private Sale
Date: 24/06/2020
Rooms: 5
Property Type: House
Land Size: 718 sqm approx



26 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$985,000
Method: Auction Sale
Date: 27/06/2020
Property Type: House (Res)
Land Size: 664 sqm approx