## 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	55 Ironbark Drive, Templestowe Lower Vic 3107
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$960,000	&	\$1,050,000
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#### Median sale price

Median price	\$1,116,000	Pro	perty Type	louse		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

Add	dress 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 comparableproperties 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





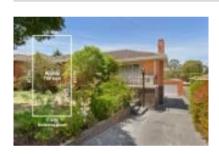




Property Type: House Land Size: 682 sqm approx **Agent Comments** 

**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)



Price: \$1,050,000 Method: Sale

Date: 29/03/2020 Property Type: House (Res)

Land Size: 742 sqm approx

**Agent Comments** 



1 Potter Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments







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)

**---** 3

Price: \$985,000 Method: Auction Sale

**Date:** 27/06/2020 Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



