## 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

	15 Andromeda Way, 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	\$1,280,000	&	\$1,380,000
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#### Median sale price

Median price	\$1,437,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2021	to	30/09/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	4 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,355,000	09/10/2021
2	14 Alexander Cr TEMPLESTOWE LOWER 3107	\$1,350,000	20/08/2021
3			

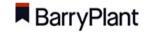
#### OR

**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:	17/11/2021 10:02



Date of sale



Mark Di Giulio 9842 8888 0407 863 179

September quarter 2021: \$1,437,000

mdigiulio@barryplant.com.au

**Indicative Selling Price** \$1,280,000 - \$1,380,000 **Median House Price** 



# Property Type: House Land Size: 836 sqm approx **Agent Comments**

# Comparable Properties



4 Alburnum Cr TEMPLESTOWE LOWER 3107

(REI)

Price: \$1,355,000 Method: Auction Sale Date: 09/10/2021

Property Type: House (Res) Land Size: 790 sqm approx



14 Alexander Cr TEMPLESTOWE LOWER 3107 Agent Comments

**Agent Comments** 

(REI)

Price: \$1,350,000 Method: Auction Sale Date: 20/08/2021

Property Type: House (Res) Land Size: 817 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



