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

50 Airds Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$1,100,000		&		\$1,190,0	00		
Median sale p	rice							
Median price	\$1,375,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	47 Summit Dr BULLEEN 3105	\$1,160,000	27/08/2022
2	20 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,160,000	27/08/2022
3	65 Mincha Av TEMPLESTOWE LOWER 3107	\$1,155,000	19/08/2022

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:

30/08/2022 10:19









Property Type: House Land Size: 720 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,100,000 - \$1,190,000 Median House Price June quarter 2022: \$1,375,000

Comparable Properties

-	47 Summit Dr BULLEEN 3105 (REI) 1	Agent Comments
	Price: \$1,160,000 Method: Auction Sale Date: 27/08/2022 Property Type: House (Res) Land Size: 706 sqm approx	_
	20 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 Price: \$1,160,000 Method: Auction Sale	Agent Comments
	Date: 27/08/2022 Property Type: House (Res) Land Size: 660 sqm approx	
	65 Mincha Av TEMPLESTOWE LOWER 3107 (REI)	Agent Comments
	Price: \$1,155,000 Method: Sold Before Auction	_
	Date: 19/08/2022 Rooms: 10	
	Property Type: House (Res) Land Size: 681 sqm approx	

Account - Barry Plant | P: 03 9842 8888





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