

# 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

29 Gertrude Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000 & \$920,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2024 to 30/09/2024 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	1/34 Nirvana Cr BULLEEN 3105	\$910,000	26/10/2024
2	1/18 Sunhill Rd TEMPLESTOWE LOWER 3107	\$882,500	16/10/2024
3	8 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,050,000	02/09/2024

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.~~

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**Indicative Selling Price**

\$860,000 - \$920,000

**Median House Price**

September quarter 2024: \$1,360,000



 3  1  1

**Property Type:** House

**Land Size:** 380 sqm approx

**Agent Comments**

## Comparable Properties



1/34 Nirvana Cr BULLEEN 3105 (REI)

**Agent Comments**

 3  1  1

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Unit



1/18 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

**Agent Comments**

 3  1  1

**Price:** \$882,500

**Method:** Sold Before Auction

**Date:** 16/10/2024

**Property Type:** House (Res)



8 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

**Agent Comments**

 3  1  2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** House

**Land Size:** 490 sqm approx

Account - Barry Plant | P: 03 9842 8888