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

135 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,603,000	Pro	Property Type Ho		use		Suburb	Templestowe Lower
Period - From	01/01/2022	to	31/03/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	63 Pinnacle Cr BULLEEN 3105	\$1,650,000	04/06/2022
2	9 Newbury CI TEMPLESTOWE LOWER 3107	\$1,496,000	26/03/2022
3	26 Sylvia St TEMPLESTOWE LOWER 3107	\$1,480,000	02/04/2022

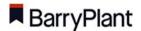
OR

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:

10/06/2022 14:21









Property Type: House Land Size: 647 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2022: \$1,603,000

Comparable Properties

	63 Pinnacle Cr BULLEEN 3105 (REI) 4 3 63 Pinnacle Cr BULLEEN 3105 (REI) 64 65 65 65 65 65 65 65 65 65 65	Agent Comments
E	9 Newbury CI TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 Price: \$1,496,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Land Size: 734 sqm approx	Agent Comments
	26 Sylvia St TEMPLESTOWE LOWER 3107 (REI/VG) 4 2 1 Price: \$1,480,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res) Land Size: 723 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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