

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

25 Linton Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

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	10 Kelvinside Dr TEMPLESTOWE 3106	\$1,100,000	07/09/2024
2	2 Selwyn Ct TEMPLESTOWE 3106	\$1,175,000	17/06/2024
3	9 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,220,000	24/05/2024

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.~~

This Statement of Information was prepared on:

21/10/2024 11:26

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2024: \$1,360,000



 3  2  2

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



10 Kelvinside Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  1

Price: \$1,100,000

Method: Private Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 653 sqm approx



2 Selwyn Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 3  1  -

Price: \$1,175,000

Method: Private Sale

Date: 17/06/2024

Property Type: House (Res)

Land Size: 881 sqm approx



9 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,220,000

Method: Private Sale

Date: 24/05/2024

Property Type: House

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