

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

37 Bryson Grove, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,090,000

&

\$1,190,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2021

to 31/03/2021

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 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	12 Maralee PI DONCASTER 3108	\$1,190,000	28/11/2020
2	21 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,171,500	19/12/2020
3	18 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,110,000	02/11/2020

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:

21/04/2021 13:29



Property Type: House

Land Size: 688 sqm approx

Agent Comments

Comparable Properties



12 Maralee PI DONCASTER 3108 (REI)

Agent Comments



Price: \$1,190,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 687 sqm approx



21 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,171,500

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 706 sqm approx



18 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 02/11/2020

Property Type: House

Land Size: 661 sqm approx