

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

13 Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,049,000

Median sale price

Median price

\$1,131,500

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

20/04/2023

to

19/04/2024

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	2/35 Harold St BULLEEN 3105	\$1,033,415	08/12/2023
2	1/4 Darryl St BULLEEN 3105	\$998,000	13/03/2024
3	1/79 Willow Bnd BULLEEN 3105	\$950,000	12/04/2024

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:

20/04/2024 12:20

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Indicative Selling Price

\$1,049,000

Median Townhouse Price

20/04/2023 - 19/04/2024: \$1,131,500



 3  2  2

Property Type: House

Land Size: 399 sqm approx

Agent Comments

Comparable Properties



2/35 Harold St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,033,415

Method: Private Sale

Date: 08/12/2023

Property Type: Townhouse (Res)

Land Size: 230 sqm approx



1/4 Darryl St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$998,000

Method: Private Sale

Date: 13/03/2024

Property Type: Townhouse (Res)

Land Size: 239 sqm approx



1/79 Willow Bnd BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$950,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888