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

425 Porter Street, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,720,000	Pro	operty Type	Hous	se		Suburb	Templestowe	
Period - From	01/04/2022	to	30/06/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	8 Glenvista PI TEMPLESTOWE 3106	\$1,300,000	07/06/2022
2	7 Laviah Ct TEMPLESTOWE 3106	\$1,230,000	22/06/2022
3	34 Rosco Dr TEMPLESTOWE 3106	\$1,085,000	06/07/2022

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:

15/09/2022 10:11



BarryPlant





Property Type: House Land Size: 798 sqm approx Agent Comments

Scott George 9842 8888 0410 753 549 sgeorge@barryplant.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** June quarter 2022: \$1,720,000

Comparable Properties



8 Glenvista PI TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 07/06/2022 Property Type: House (Res) Land Size: 824 sqm approx



7 Laviah Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,230,000 Method: Private Sale Date: 22/06/2022 Property Type: House (Res) Land Size: 868 sqm approx



34 Rosco Dr TEMPLESTOWE 3106 (REI)



Price: \$1,085,000 Method: Private Sale Date: 06/07/2022 Property Type: House Land Size: 813 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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