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

176 Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,600,000		&		\$1,690,000				
Median sale p	rice								
Median price	\$1,437,000	Pro	Property Type Hous		se		Suburb	Templestowe Lower	
Period - From	01/07/2021	to	30/09/2021		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 sixmonths 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	2 Glen Ct TEMPLESTOWE 3106	\$1,650,000	15/07/2021
2	45a Atkinson St TEMPLESTOWE 3106	\$1,603,000	02/10/2021
3			

OR

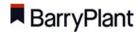
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/11/2021 17:53



176 Macedon Road, Templestowe Lower Vic 3107







Property Type: House Land Size: 650 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,600,000 - \$1,690,000 Median House Price September quarter 2021: \$1,437,000

Comparable Properties



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.

Account - Barry Plant | P: 03 9842 8888



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