## 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

10 Alburnum Crescent, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,100,000		&		\$1,200,000					
Median sale price										
Median price	\$1,411,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/10/2021	to	31/12/2021		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.

Add	dress of comparable property	Price	Date of sale
1	5 Saville Ct TEMPLESTOWE 3106	\$1,200,000	09/10/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

30/03/2022 15:06









**Property Type:** House **Land Size:** 656 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2021: \$1,411,000

# **Comparable Properties**



5 Saville Ct TEMPLESTOWE 3106 (REI/VG)



Price: \$1,200,000 Method: Sold Before Auction Date: 09/10/2021 Property Type: House (Res) Land Size: 747 sqm approx Agent Comments

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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