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	
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Indicative selling price

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

Range between \$1,020,000	&	\$1,120,000
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Median sale price

Median price	\$1,270,000	Pro	perty 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

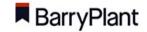
Add	dress of comparable property	Price	Date of sale
1	7 Wattle Ct TEMPLESTOWE LOWER 3107	\$1,120,000	14/11/2020
2	18 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,100,000	01/12/2020
3	10 Galli Ct TEMPLESTOWE LOWER 3107	\$1,050,000	10/12/2020

OR

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

This Statement of Information was prepared on:	07/05/2021 16:27









Property Type: House **Land Size:** 656 sqm approx Agent Comments

Indicative Selling Price \$1,020,000 - \$1,120,000 Median House Price March quarter 2021: \$1,270,000

Comparable Properties



7 Wattle Ct TEMPLESTOWE LOWER 3107

(REI/VG)

- 2

6 2

Price: \$1,120,000 **Method:** Auction Sale **Date:** 14/11/2020

Property Type: House (Res) **Land Size:** 656 sqm approx

Agent Comments



18 Olympus Dr TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$1,100,000 Method: Private Sale Date: 01/12/2020 Property Type: House

Land Size: 654 sqm approx

Agent Comments



10 Galli Ct TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,050,000 Method: Private Sale Date: 10/12/2020 Property Type: House Land Size: 682 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



