Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2 Mason Court, Templestowe Lower Vic 3107
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,165,750	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	5 Somerville St DONCASTER 3108	\$1,150,000	04/12/2020
2	358 George St TEMPLESTOWE LOWER 3107	\$1,079,000	15/12/2020
3			

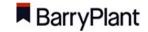
OR

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:	02/03/2021 17:33



Date of sale



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price

December quarter 2020: \$1,165,750



Property Type: House
Land Size: 783 sqm approx

Agent Comments

Comparable Properties



5 Somerville St DONCASTER 3108 (REI)

3 = 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 04/12/2020

Property Type: House (Res) **Land Size:** 769 sqm approx

358 George St TEMPLESTOWE LOWER 3107

(REI)

-1 •

1

Price: \$1,079,000 Method: Private Sale Date: 15/12/2020 Property Type: House Land Size: 710 sqm approx

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





Agent Comments

Agent Comments