Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	10 Scarlet Ash Drive, Templestowe Lower Vic 3107
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$99	90,000	&	\$1,089,000
--------------------	--------	---	-------------

Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2022	to	30/09/2022	S	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

7,01	aress of comparable property	1 1100	Date of Sale
1	7 Lowan Av TEMPLESTOWE LOWER 3107	\$1,180,000	04/10/2022
2	20 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,160,000	27/08/2022
3	89 Hodgson St TEMPLESTOWE LOWER 3107	\$1,080,000	02/09/2022

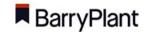
OR

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:	18/10/2022 15:17



Date of sale



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

Indicative Selling Price \$990,000 - \$1,089,000 **Median House Price**

September quarter 2022: \$1,360,000



Property Type: House Land Size: 660 sqm approx **Agent Comments**

Comparable Properties



7 Lowan Av TEMPLESTOWE LOWER 3107

(REI) **--**3



Price: \$1,180,000 Method: Private Sale Date: 04/10/2022

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



20 Scarlet Ash Dr TEMPLESTOWE LOWER

3107 (REI)







Price: \$1,160,000 Method: Auction Sale Date: 27/08/2022

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments

Agent Comments









Price: \$1,080,000 Method: Private Sale Date: 02/09/2022

Property Type: House Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9842 8888



