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 Including suburb and postcode	65 Jeffrey Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,368,000

Median sale price

Median price \$1,375,000	Property Type Hous	se	Suburb Templestowe Lower
Period - From 01/04/2022	to 30/06/2022	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

Address of comparable property		1 1100	Date of Sale
1	57 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,402,000	09/07/2022
2	5 Valerie St TEMPLESTOWE LOWER 3107	\$1,400,000	02/07/2022
3	13 lans Gr TEMPLESTOWE LOWER 3107	\$1,255,000	27/06/2022

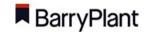
OR

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:	16/07/2022 16:35



Date of sale



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

> **Indicative Selling Price** \$1,368,000 **Median House Price**

June quarter 2022: \$1,375,000

Agent Comments

Agent Comments



Property Type: House

Land Size: 779 sqm approx

Agent Comments

Comparable Properties



57 Jeffrey St TEMPLESTOWE LOWER 3107

(REI)

Price: \$1,402,000 Method: Auction Sale Date: 09/07/2022

Property Type: House (Res) Land Size: 788 sqm approx

--4

5 Valerie St TEMPLESTOWE LOWER 3107

(REI)



Price: \$1,400,000 Method: Auction Sale Date: 02/07/2022

Property Type: House (Res) Land Size: 650 sqm approx

13 lans Gr TEMPLESTOWE LOWER 3107 (REI) Agent Comments





Price: \$1,255,000 Method: Private Sale Date: 27/06/2022

Property Type: House (Res) Land Size: 728 sqm approx

Account - Barry Plant | P: 03 9842 8888



