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	14 Spring Valley Drive, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,418,000

Median sale price

Median price	\$1,810,944	Pro	perty Type H	louse		Suburb	Templestowe
Period - From	01/01/2023	to	31/03/2023		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

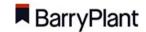
Add	dress of comparable property	Price	Date of sale
1	33 Clontarf Cr TEMPLESTOWE 3106	\$1,400,000	31/03/2023
2	11 Aloha Gdns TEMPLESTOWE 3106	\$1,368,000	01/04/2023
3	11 Clontarf Cr TEMPLESTOWE 3106	\$1,350,000	14/04/2023

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:	06/05/2023 13:38





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Indicative Selling Price \$1,418,000 **Median House Price**

March quarter 2023: \$1,810,944







Property Type: House Land Size: 786 sqm approx

Agent Comments

Comparable Properties



33 Clontarf Cr TEMPLESTOWE 3106 (REI)





Price: \$1,400,000 Method: Private Sale Date: 31/03/2023 Property Type: House Land Size: 780 sqm approx **Agent Comments**



11 Aloha Gdns TEMPLESTOWE 3106 (REI)





Price: \$1,368,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 785 sqm approx

Agent Comments



11 Clontarf Cr TEMPLESTOWE 3106 (REI)





Price: \$1,350,000 Method: Private Sale Date: 14/04/2023 Property Type: House Land Size: 786 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



