

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

6/380 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$1,055,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2024 to 30/06/2024 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	Price	Date of sale
1	5/245 Williamsons Rd TEMPLESTOWE LOWER 3107	\$618,000	22/07/2024
2	3/7 Serpells Rd TEMPLESTOWE 3106	\$750,000	17/06/2024
3	3/6 Mahoney St TEMPLESTOWE LOWER 3107	\$770,000	13/05/2024

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:

30/08/2024 14:29

Gavin Hoo
0403 350 942
ghoo@barryplant.com.au



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Property Type: Unit
Land Size: 147 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
June quarter 2024: \$1,055,000

Comparable Properties



5/245 Williamsons Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

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Price: \$618,000
Method:
Date: 22/07/2024
Property Type: Unit



3/7 Serpells Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

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Price: \$750,000
Method: Private Sale
Date: 17/06/2024
Property Type: Unit
Land Size: 247 sqm approx



3/6 Mahoney St TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

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Price: \$770,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit
Land Size: 176 sqm approx

Account - Barry Plant | P: 03 9842 8888