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 Mayfair Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$955,000	Pro	operty Type	Unit			Suburb	Templestowe Lower
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Macrobertson St TEMPLESTOWE LOWER 3107	\$1,320,000	04/12/2021
2	146 Swanston St TEMPLESTOWE LOWER 3107	\$1,292,000	09/10/2021
3	12a Mincha Av TEMPLESTOWE LOWER 3107	\$1,200,000	03/11/2021

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:

07/03/2022 15:26



6 Mayfair Avenue, Templestowe Lower Vic 3107



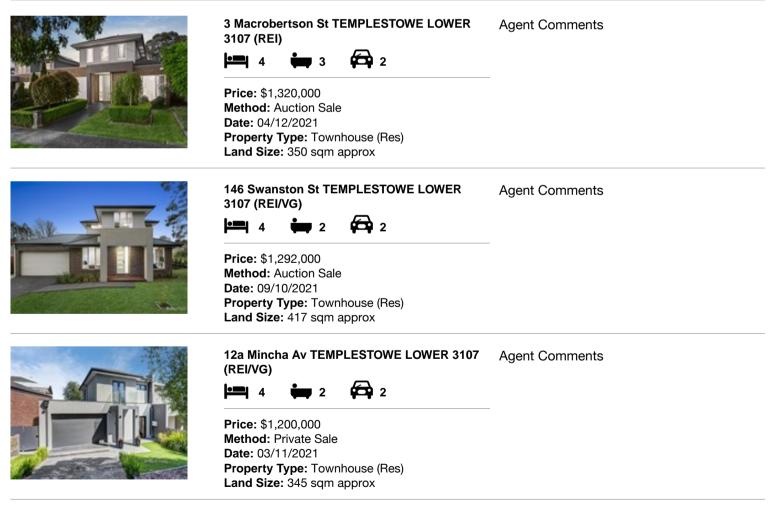




Property Type: Townhouse **Land Size:** 419 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median Unit Price December quarter 2021: \$955,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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