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

10 Bryson Grove, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,325,000		&		\$1,425,000					
Median sale p	rice									
Median price	\$1,437,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/07/2021	to	30/09/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	6 Hotham St TEMPLESTOWE LOWER 3107	\$1,365,000	20/11/2021
2	30 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,350,000	18/09/2021
3	5 Mincha Av TEMPLESTOWE LOWER 3107	\$1,343,200	21/10/2021

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.

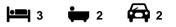
This Statement of Information was prepared on:

25/11/2021 21:35



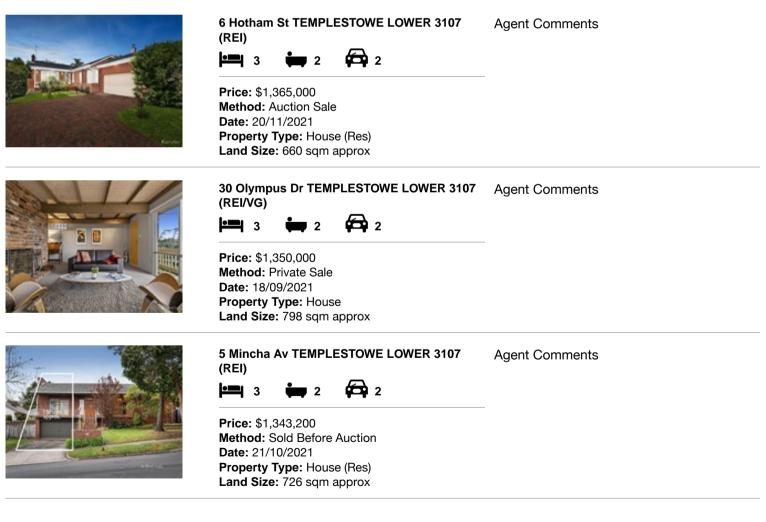






Property Type: House Land Size: 745 sqm approx Agent Comments Indicative Selling Price \$1,325,000 - \$1,425,000 Median House Price September quarter 2021: \$1,437,000

Comparable Properties



Account - Parkes Property | P: 9840 1111 | F: 9840 1570



Propertydata

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