

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 between \$1,325,000

&

\$1,425,000

Median sale price

Median price \$1,437,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2021

to

30/09/2021

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 | 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



3 2 2

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



6 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,365,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 660 sqm approx



30 Olympus Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 18/09/2021
Property Type: House
Land Size: 798 sqm approx



5 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,343,200
Method: Sold Before Auction
Date: 21/10/2021
Property Type: House (Res)
Land Size: 726 sqm approx

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