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

1 Ashford Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between | $1,300,000 | & | $1,430,000

Median sale price

| Median price | $1,315,000 | Property Type | House | Suburb | Templestowe Lower |

| Period - From | 07/10/2020 | to | 06/10/2021 | 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.
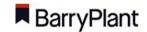
Address of comparable property	Price	Date of sale
1 1a Heysham Way TEMPLESTOWE 3106	$1,430,000	30/04/2021
2 22 Gertrude St TEMPLESTOWE LOWER 3107	$1,422,500	21/05/2021
3 1/44 Macedon Rd TEMPLESTOWE LOWER 3107	$1,385,000	20/09/2021

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: | 07/10/2021 11:41

CONSUMER AFFAIRS VICTORIA

1 Ashford Street, Templestowe Lower Vic 3107

Stuart Rooke
0402 747 939
srooke@barryplant.com.au

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
07/10/2020 - 06/10/2021: $1,315,000

🛏 4   🛁 2   🚗 3

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 405 sqm approx

Agent Comments

Comparable Properties

1a Heysham Way TEMPLESTOWE 3106 (REI/VG)

🛏 4   🛁 3   🚗 2

Price: $1,430,000
Method: Private Sale
Date: 30/04/2021
Property Type: Townhouse (Res)

Agent Comments

22 Gertrude St TEMPLESTOWE LOWER 3107 (REI/VG)

🛏 5   🛁 5   🚗 2

Price: $1,422,500
Method: Private Sale
Date: 21/05/2021
Property Type: Townhouse (Res)
Land Size: 363 sqm approx

Agent Comments

1/44 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,385,000
Method: Private Sale
Date: 20/09/2021
Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888