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

28 Romilly Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$1,350,000		&		\$1,450,0	00		
Median sale p	rice							
Median price	\$1,360,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/10/2023	to	31/12/2023	5	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	25 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,530,000	19/08/2023
2	25 Margot Av DONCASTER 3108	\$1,405,000	06/12/2023
3	48 Margot Av DONCASTER 3108	\$1,350,000	27/08/2023

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:

26/02/2024 12:30



BARRYPLANT





Property Type: House **Land Size:** 677 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2023: \$1,360,000

Comparable Properties

	25 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI)	Agent Comments
	5 1 2 2 2	
M. LA TURING	Price: \$1,530,000	
All Carlos	Method: Auction Sale Date: 19/08/2023	
	Property Type: House (Res)	
Reven	Land Size: 693 sqm approx	
	25 Margot Av DONCASTER 3108 (REI)	Agent Comments
	i 4 i 3 i 2	
	Price: \$1,405,000	
	Method: Private Sale	
	Date: 06/12/2023	
	Property Type: House (Res) Land Size: 718 sqm approx	
d Text		
m. Marganer	48 Margot Av DONCASTER 3108 (REI)	Agent Comments
A CANC	🚝 4 🚔 2 🛱 3	
	Price: \$1,350,000	
	Method: Private Sale	
A CONTRACTOR	Date: 27/08/2023 Property Type: House (Res)	
	Land Size: 672 sqm approx	

Account - Barry Plant | P: 03 9842 8888



propertydata

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