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	33 Iron Bark Drive, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,288,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2022	to	31/12/2022		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

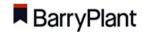
Add	dress of comparable property	Price	Date of sale
1	17 Fromhold Dr DONCASTER 3108	\$1,200,000	23/11/2022
2	10 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,131,000	29/10/2022
3	12 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,130,000	28/11/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2023 16:37











Property Type: House Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**

December quarter 2022: \$1,288,000

Comparable Properties



17 Fromhold Dr DONCASTER 3108 (VG)

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Price: \$1,200,000 Method: Sale Date: 23/11/2022

Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments



10 Scarlet Ash Dr TEMPLESTOWE LOWER

3107 (REI/VG)







Price: \$1,131,000 Method: Auction Sale Date: 29/10/2022

Property Type: House (Res) Land Size: 660 sqm approx **Agent Comments**



12 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

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Price: \$1,130,000 Method: Private Sale Date: 28/11/2022

Property Type: House (Res) Land Size: 622 sqm approx

Account - Barry Plant | P: 03 9842 8888



