## 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

25 Fairbank Crescent, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,650,000		&		\$1,750,000				
Median sale price									
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	18 Bilby St TEMPLESTOWE LOWER 3107	\$1,725,000	13/07/2021
2	24 Niland Rise TEMPLESTOWE 3106	\$1,654,000	01/08/2021
3			

OR

**B**<sup>\*</sup> 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:

26/10/2021 09:34









Property Type: House Land Size: 657 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price September quarter 2021: \$1,437,000

# **Comparable Properties**



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.

#### Account - Barry Plant | P: 03 9842 8888

propertydata



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