

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 between \$1,650,000 & \$1,750,000

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	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* 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

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2021: \$1,437,000



 5  2  2

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



18 Bilby St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 5  2  2

Price: \$1,725,000

Method: Private Sale

Date: 13/07/2021

Property Type: House



24 Niland Rise TEMPLESTOWE 3106 (REI) **Agent Comments**

 5  3  2

Price: \$1,654,000

Method: Auction Sale

Date: 01/08/2021

Property Type: House (Res)

Land Size: 730 sqm approx

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.