Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 46A Hodgson Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,330,000 & \$1,390,000

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

,	and the companion property		Date of care
1	9 Ronald Av BULLEEN 3105	\$1,400,000	15/10/2022
2	1/1 Joyce Ct DONCASTER 3108	\$1,357,000	21/01/2023
3	1/11 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,288,000	01/10/2022

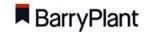
OR

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:	27/03/2023 13:25



Date of sale



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,330,000 - \$1,390,000 Median House Price

December quarter 2022: \$1,288,000



Property Type: House
Land Size: 385 sqm approx

Agent Comments

Comparable Properties



9 Ronald Av BULLEEN 3105 (REI/VG)

3





600

Price: \$1,400,000 **Method:** Auction Sale **Date:** 15/10/2022

Property Type: House (Res) **Land Size:** 317 sqm approx

Agent Comments



1/1 Joyce Ct DONCASTER 3108 (REI)

4





a

Price: \$1,357,000 **Method:** Auction Sale **Date:** 21/01/2023

Property Type: Townhouse (Res) **Land Size:** 317 sqm approx

Agent Comments



1/11 Balmoral Av TEMPLESTOWE LOWER

3107 (REI/VG)

- 4





Price: \$1,288,000 Method: Auction Sale Date: 01/10/2022

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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