## 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 39 Mclachlan Street, Templestowe Vic 3106 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,800,000 \$1,980,000 &

### Median sale price

Median price	\$1,750,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/07/2024	to	30/09/2024		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	50 Mclachlan St TEMPLESTOWE 3106	\$1,500,000	14/12/2024
2	89 Atkinson St TEMPLESTOWE 3106	\$1,943,000	09/11/2024
3	76 Wood St TEMPLESTOWE 3106	\$2,400,000	13/07/2024

#### 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:	23/12/2024 16:05



#### BARRYPLANT

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**Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median House Price** September quarter 2024: \$1,750,000



Property Type: House Land Size: 832 sqm approx

**Agent Comments** 

# Comparable Properties



50 Mclachlan St TEMPLESTOWE 3106 (REI)

Price: \$1,500,000 Method: Auction Sale Date: 14/12/2024

Property Type: Townhouse (Res) Land Size: 341 sqm approx

**Agent Comments** 



89 Atkinson St TEMPLESTOWE 3106 (REI)

Agent Comments

Price: \$1,943,000 Method: Auction Sale Date: 09/11/2024

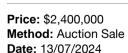
Property Type: House (Res) Land Size: 823 sqm approx



76 Wood St TEMPLESTOWE 3106 (REI)



**Agent Comments** 



Property Type: House (Res) Land Size: 847 sqm approx

Account - Barry Plant | P: 03 9842 8888



