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	4/6 Mahoney Street, 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 \$99	90,000	&	\$1,089,000
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Median sale price

Median price	\$1,059,500	Pro	perty Type Uni	t		Suburb	Templestowe Lower
Period - From	01/04/2023	to	30/06/2023	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	2/53 Astley St TEMPLESTOWE LOWER 3107	\$1,170,000	22/07/2023
2	3/250 Williamsons Rd TEMPLESTOWE 3106	\$1,155,000	16/09/2023
3	2/1 Gambier Av TEMPLESTOWE LOWER 3107	\$1,100,000	28/07/2023

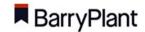
OR

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:	25/09/2023 14:41



Date of sale



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

\$990,000 - \$1,089,000 **Median Unit Price**

Indicative Selling Price

June quarter 2023: \$1,059,500



Property Type: Townhouse Land Size: 196 sqm approx

Agent Comments

Comparable Properties



2/53 Astley St TEMPLESTOWE LOWER 3107

(REI)

Price: \$1,170,000

Method: Sold Before Auction

Date: 22/07/2023

Property Type: Townhouse (Res)

Agent Comments



3/250 Williamsons Rd TEMPLESTOWE 3106



Price: \$1,155,000 Method: Auction Sale Date: 16/09/2023

Property Type: Townhouse (Res) Land Size: 273 sqm approx

Agent Comments

Agent Comments



2/1 Gambier Av TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,100,000 Method: Private Sale Date: 28/07/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



