

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

4 Bantry Grove, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Templestowe

Period - From 29/06/2020

to

28/06/2021

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	2 Red Plum PI DONCASTER EAST 3109	\$1,230,000	24/04/2021
2	331 Porter St TEMPLESTOWE 3106	\$1,150,000	13/03/2021
3	3 Deep Creek Dr DONCASTER EAST 3109	\$1,220,000	06/03/2021

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:

29/06/2021 11:12



 4  2  5

Property Type: House (Previously Occupied - Detached)
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
29/06/2020 - 28/06/2021: \$1,550,000

Comparable Properties



2 Red Plum PI DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,230,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 780 sqm approx

331 Porter St TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 13/03/2021
Rooms: 7
Property Type: House (Res)
Land Size: 789 sqm approx



3 Deep Creek Dr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,220,000
Method: Auction Sale
Date: 06/03/2021
Rooms: 7
Property Type: House (Res)
Land Size: 793 sqm approx