

# 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

8 Astley Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,690,000

### Median sale price

Median price

\$1,440,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2024

to

31/03/2024

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	Price	Date of sale
1	9 Avon St BULLEEN 3105	\$1,850,000	28/10/2023
2	32 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,640,000	21/10/2023
3	59 Astley St TEMPLESTOWE LOWER 3107	\$1,600,000	02/03/2024

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:

19/04/2024 11:00

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,600,000 - \$1,690,000

**Median House Price**

March quarter 2024: \$1,440,000



 5  3  2

**Property Type:** House

**Land Size:** 568 sqm approx

**Agent Comments**

## Comparable Properties



**9 Avon St BULLEEN 3105 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 28/10/2023

**Property Type:** House

**Land Size:** 595 sqm approx



**32 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**59 Astley St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)