## 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 Millard Street, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,000,000		&		\$2,200,000					
Median sale p	rice									
Median price	\$1,360,000	Pro	operty Type	Hous	se		Suburb	Templestowe Lower		
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	13 Dumossa Av BULLEEN 3105	\$2,370,000	04/03/2024
2	22 Pentlowe Av TEMPLESTOWE LOWER 3107	\$2,350,000	02/03/2024
3	14 Birrarrung Ct BULLEEN 3105	\$1,975,000	03/02/2024

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:

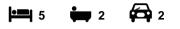
06/03/2024 22:51



4 Millard Street, Templestowe Lower Vic 3107

### BARRYPLANT





**Property Type:** House Land Size: 654 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2023: \$1,360,000

# **Comparable Properties**



13 Dumossa Av BULLEEN 3105 (REI)



Price: \$2,370,000 Method: Private Sale Date: 04/03/2024 Property Type: House Land Size: 797 sqm approx Agent Comments



22 Pentlowe Av TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$2,350,000 Method: Private Sale Date: 02/03/2024 Property Type: House Land Size: 652 sqm approx



14 Birrarrung Ct BULLEEN 3105 (REI)



Agent Comments

Price: \$1,975,000 Method: Auction Sale Date: 03/02/2024 Property Type: House (Res) Land Size: 653 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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