

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 between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2023

to

31/12/2023

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	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



Mark Di Giulio
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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2023: \$1,360,000



5 2 2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



13 Dumossa Av BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$2,370,000

Method: Private Sale

Date: 04/03/2024

Property Type: House

Land Size: 797 sqm approx



22 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 4 2

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

4 3 2

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



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