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	25 Oak Crescent, 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 \$1,390,000	&	\$1,490,000
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Median sale price

Median price	\$1,411,000	Pro	perty Type	louse]	Suburb	Templestowe Lower
Period - From	01/10/2021	to	31/12/2021	So	ource	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

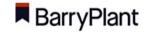
1	1 Marilyn St DONCASTER 3108	\$1,480,000	22/11/2021
2	10 Scenic Rise DONCASTER 3108	\$1,454,000	11/09/2021
3	49 Rose Av BULLEEN 3105	\$1,400,500	11/10/2021

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:	08/03/2022 16:24
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Indicative Selling Price \$1,390,000 - \$1,490,000 Median House Price

December quarter 2021: \$1,411,000





Property Type: House **Land Size:** 689 sqm approx Agent Comments

Comparable Properties



1 Marilyn St DONCASTER 3108 (REI/VG)

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Price: \$1,480,000 Method: Private Sale Date: 22/11/2021 Property Type: House

Land Size: 660 sqm approx

Agent Comments



10 Scenic Rise DONCASTER 3108 (REI/VG)





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Price: \$1,454,000 **Method:** Auction Sale **Date:** 11/09/2021

Property Type: House (Res) Land Size: 766 sqm approx

Agent Comments



49 Rose Av BULLEEN 3105 (REI/VG)





Price: \$1,400,500 **Method:** Auction Sale **Date:** 11/10/2021

Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



