### 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

30 Mayfair Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,390,000			
Median sale p	rice							
Median price	\$1,437,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/07/2021	to	30/09/2021		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	12 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,380,000	23/11/2021
2	32 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,353,000	31/10/2021
3	11 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,335,000	19/10/2021

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:

16/12/2021 16:44



30 Mayfair Avenue, Templestowe Lower Vic 3107

# BarryPlant

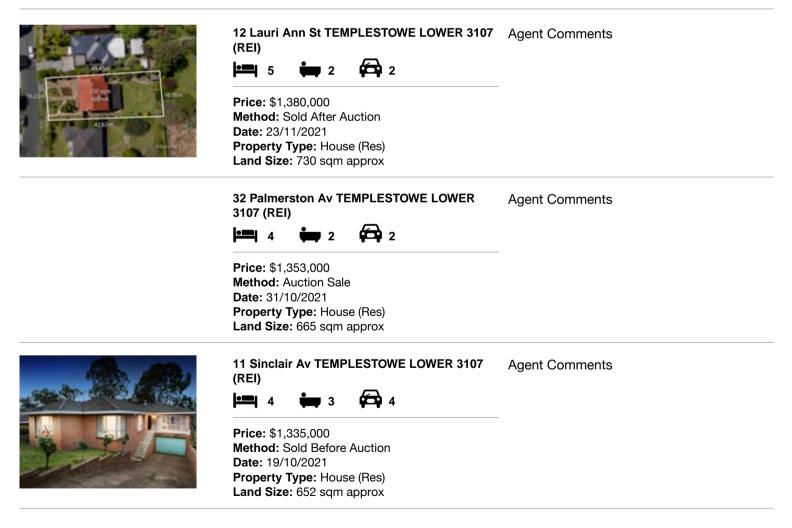




**Property Type:** House **Land Size:** 721 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,300,000 - \$1,390,000 Median House Price September quarter 2021: \$1,437,000

## **Comparable Properties**



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





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