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	28 Jean Street, 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	\$1,600,000	&	\$1,690,000

Median sale price

Median price	\$1,603,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2022	to	31/03/2022		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

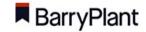
Add	dress of comparable property	Price	Date of sale
1	12 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,799,000	21/05/2022
2	32 Margot Av DONCASTER 3108	\$1,740,000	25/06/2022
3	25 Oak Cr TEMPLESTOWE LOWER 3107	\$1,666,000	02/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/07/2022 15:25





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 2022: \$1,603,000





Property Type: House Land Size: 668 sqm approx

Agent Comments

Comparable Properties



12 Cambridge Wynd TEMPLESTOWE LOWER

3107 (REI)

-- 5

Price: \$1,799,000

Method: Auction Sale Date: 21/05/2022 Property Type: House (Res)

Land Size: 726 sqm approx



32 Margot Av DONCASTER 3108 (REI)



Price: \$1,740,000 Method: Auction Sale Date: 25/06/2022

Property Type: House (Res) Land Size: 696 sqm approx **Agent Comments**

Agent Comments



25 Oak Cr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

Price: \$1,666,000

Method: Sold Before Auction

Date: 02/04/2022

Property Type: House (Res) Land Size: 689 sqm approx

Account - Barry Plant | P: 03 9842 8888



