## 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

28 Jeffrey Street, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,380,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	18 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,100,000	27/07/2024
2	31 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,181,000	27/07/2024
3	34 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,300,000	15/07/2024

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:

08/08/2024 09:06



28 Jeffrey Street, Templestowe Lower Vic 3107

### BARRYPLANT

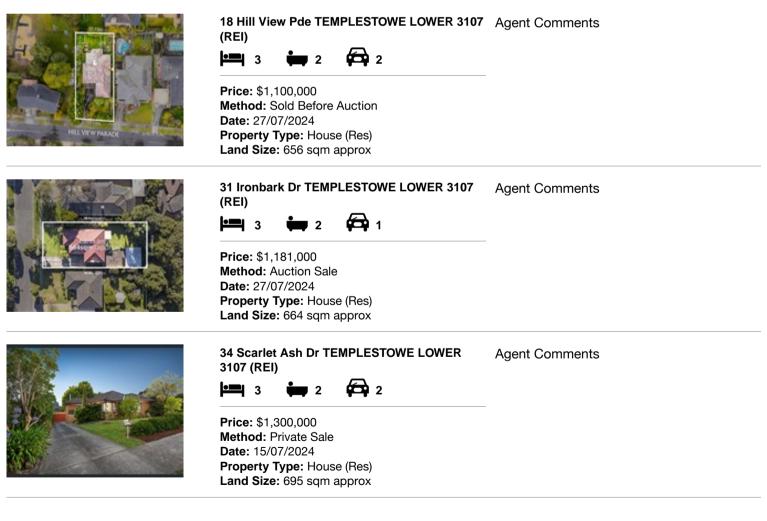




Property Type: House Land Size: 723 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

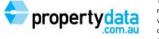
Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2024: \$1,380,000

# **Comparable Properties**



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





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