

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

34 Ashford Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,288,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2022

to

31/12/2022

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	Price	Date of sale
1	24 Ballamore Cr DONCASTER 3108	\$1,670,000	10/09/2022
2	15 Bilby St TEMPLESTOWE LOWER 3107	\$1,480,000	12/11/2022
3	125 Swanston St TEMPLESTOWE LOWER 3107	\$1,410,000	12/11/2022

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:

22/02/2023 14:56



 3  2  2

Property Type: House (Res)

Land Size: 685 sqm approx

Agent Comments

Study

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2022: \$1,288,000

Comparable Properties



24 Ballamore Cr DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,670,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 787 sqm approx



15 Bilby St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,480,000

Method: Sold Before Auction

Date: 12/11/2022

Property Type: House (Res)

Land Size: 663 sqm approx



125 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,410,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 638 sqm approx

Account - Barry Plant | P: 03 9842 8888