Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	8 Mahoney 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 \$660,000 & \$690,000	Range between	\$660,000	&	\$690,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$866,000	Pro	perty Type Uni	t		Suburb	Templestowe Lower
Period - From	01/10/2020	to	31/12/2020	Sc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1/1a Hovea St TEMPLESTOWE 3106	\$680,000	29/09/2020
2	1/97 Atkinson St TEMPLESTOWE 3106	\$675,000	17/12/2020
3			

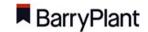
OR

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:	09/03/2021 12:46



Date of sale



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$660,000 - \$690,000 **Median Unit Price** December quarter 2020: \$866,000



Property Type: Unit Land Size: 324 sqm approx

Agent Comments

Comparable Properties



1/1a Hovea St TEMPLESTOWE 3106 (REI)

└── 2

Price: \$680,000 Method: Private Sale Date: 29/09/2020 Property Type: Unit

Agent Comments

Agent Comments

1/97 Atkinson St TEMPLESTOWE 3106 (REI)

-2

Date: 17/12/2020 Property Type: Unit



Price: \$675,000 Method: Private Sale

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.

Account - Barry Plant | P: 03 9842 8888



