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

2 Clays Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,400,000		&		\$1,490,0	00		
Median sale price								
Median price	\$1,511,000	Pro	operty Type	Hou	ise		Suburb	Templestowe
Period - From	01/10/2022	to	31/12/2022		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	35 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,461,000	25/02/2023
2	14 Taunton St DONCASTER EAST 3109	\$1,400,000	29/10/2022
3	39 Roseland Gr DONCASTER 3108	\$1,388,000	30/11/2022

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:

27/02/2023 19:54









Property Type: House Land Size: 852 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,400,000 - \$1,490,000 Median House Price December quarter 2022: \$1,511,000

Comparable Properties

35 Sinclair Av TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 Price: \$1,461,000 Method: Auction Sale Date: 25/02/2023 Property Type: House (Res) Land Size: 1050 sqm approx	Agent Comments
14 Taunton St DONCASTER EAST 3109 (REI/VG) Image: A Image: A Image: B Image: B Image: B Image: B	Agent Comments
39 Roseland Gr DONCASTER 3108 (REI) 3 2 2 2 Price: \$1,388,000 Method: Private Sale Date: 30/11/2022 Property Type: House Land Size: 647 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



property data

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