## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

2/11 Clarke Street, Templestowe Vic 3106

#### Indicative selling price

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

nalige between \$7.50,000   & \$5009,000	Range between	\$790,000	&	\$869,000
--	---------------	-----------	---	-----------

### Median sale price

Median price	\$950,000	Pro	perty Type Un	it		Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024	So	urce	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

<del>A\*</del> 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	2/31 Glenair St TEMPLESTOWE LOWER 3107	\$915,000	06/02/2025
2	3/245 Williamsons Rd TEMPLESTOWE 3106	\$645,000	13/11/2024
3	2/359 High St TEMPLESTOWE LOWER 3107	\$1,060,000	13/09/2024

#### 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:	17/03/2025 17:57





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

**Indicative Selling Price** \$790,000 - \$869,000 **Median Unit Price** December quarter 2024: \$950,000



# Property Type: Unit

Land Size: 337 sqm approx **Agent Comments** 

# Comparable Properties



2/31 Glenair St TEMPLESTOWE LOWER 3107 (REI)

**Agent Comments** 

Price: \$915,000 Method: Private Sale Date: 06/02/2025 Property Type: Unit

Land Size: 315 sqm approx



3/245 Williamsons Rd TEMPLESTOWE 3106 (REI)

2





Agent Comments

Price: \$645,000 Method: Private Sale Date: 13/11/2024 Property Type: Unit

Land Size: 167 sqm approx



2/359 High St TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,060,000

Method: Sold Before Auction

Date: 13/09/2024 Property Type: Unit

Land Size: 283 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.