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 | 141a Swanston Street, Templestowe Lower Vic 3107 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$1,630,000

Median sale price

| Median price \$1,375,000 | Property Type H | ouse | Suburb | Templestowe Lower |
|--------------------------|-----------------|--------|--------|-------------------|
| Period - From 01/04/2022 | to 30/06/2022 | 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

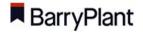
| Address of comparable property | | Price | Date of sale |
|--------------------------------|---------------------------------------|-------------|--------------|
| 1 | 10 Gertrude St TEMPLESTOWE LOWER 3107 | \$1,771,000 | 26/03/2022 |
| 2 | 10 Gidgee Av TEMPLESTOWE LOWER 3107 | \$1,670,000 | 17/03/2022 |
| 3 | 14A Heather Gr TEMPLESTOWE LOWER 3107 | \$1,565,000 | 11/03/2022 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 22/08/2022 10:34 |
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Property Type: House (Res) **Land Size:** 324 sqm approx

Agent Comments

Indicative Selling Price \$1,630,000

Median House Price June quarter 2022: \$1,375,000

Comparable Properties



10 Gertrude St TEMPLESTOWE LOWER 3107

(REI)





Price: \$1,771,000 **Method:** Auction Sale **Date:** 26/03/2022

Property Type: House (Res) **Land Size:** 331 sqm approx

Agent Comments

Agent Comments



10 Gidgee Av TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1.670.000

Method: Sold Before Auction

Date: 17/03/2022

Property Type: Townhouse (Res) **Land Size:** 326 sqm approx

14A Heather Gr TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



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Price: \$1,565,000 **Method:** Private Sale **Date:** 11/03/2022

Property Type: Townhouse (Res) **Land Size:** 382 sqm approx

Account - Barry Plant | P: 03 9842 8888



