## 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 26 Sylvia 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 \$1,100,000 \$1,200,000 &

#### Median sale price

Median price	\$1,411,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2021	to	31/12/2021		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

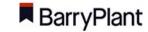
Add	dress of comparable property	Price	Date of sale
1	5 Galli Ct TEMPLESTOWE LOWER 3107	\$1,184,000	21/09/2021
2	87 Helene St BULLEEN 3105	\$1,180,000	18/12/2021
3	11 Gordons Rd TEMPLESTOWE LOWER 3107	\$1,158,000	23/10/2021

#### 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:	08/03/2022 16:58





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> Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price

December quarter 2021: \$1,411,000

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**Property Type:** House **Land Size:** 723 sqm approx

Agent Comments



## Comparable Properties

5 Galli Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Price: \$1,184,000 Method: Private Sale Date: 21/09/2021 Property Type: House Land Size: 875 sqm approx **Agent Comments** 



87 Helene St BULLEEN 3105 (REI)

**1** 2 **1** 6

**Price:** \$1,180,000 **Method:** Auction Sale **Date:** 18/12/2021

Property Type: House (Res) Land Size: 649 sqm approx Agent Comments

Agent Comments



11 Gordons Rd TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,158,000 Method: Auction Sale Date: 23/10/2021

**Property Type:** House (Res) **Land Size:** 688 sqm approx

Account - Barry Plant | P: 03 9842 8888



