# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$1,195,000

#### Median sale price

Median price	\$1,375,000	Pro	perty Type	House		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

1	55 Lowan Av TEMPLESTOWE LOWER 3107	\$1,170,000	05/07/2022
2	55 Mincha Av TEMPLESTOWE LOWER 3107	\$1,125,000	02/07/2022
3	39 Nirvana Cr BULLEEN 3105	\$1,100,000	29/09/2022

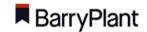
#### OR

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:	01/10/2022 15:04



Date of sale



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

> **Indicative Selling Price** \$1,195,000

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





Property Type: House Land Size: 651 sqm approx **Agent Comments** 

# Comparable Properties

55 Lowan Av TEMPLESTOWE LOWER 3107

(REI/VG) **--** 3



Method: Private Sale Date: 05/07/2022 Rooms: 5

Price: \$1,170,000

Property Type: House (Res) Land Size: 695 sqm approx

**Agent Comments** 



55 Mincha Av TEMPLESTOWE LOWER 3107

(REI)

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**Agent Comments** 

Agent Comments

Price: \$1,125,000 Method: Auction Sale Date: 02/07/2022

Property Type: House (Res) Land Size: 656 sqm approx

39 Nirvana Cr BULLEEN 3105 (REI)

**=**3





Price: \$1,100,000 Method: Private Sale Date: 29/09/2022

Property Type: House (Res) Land Size: 666 sqm approx

Account - Barry Plant | P: 03 9842 8888





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