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	10 Gidgee Avenue, 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	\$1,560,000	&	\$1,620,000
-			

Median sale price

Median price	\$1,411,000	Pro	perty Type	louse		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

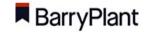
Add	dress of comparable property	Price	Date of sale
1	25A Alfreda Av BULLEEN 3105	\$1,595,000	06/11/2021
2	2a Buller Tce TEMPLESTOWE LOWER 3107	\$1,580,000	30/10/2021
3	1 Ashford St TEMPLESTOWE LOWER 3107	\$1,560,000	11/10/2021

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:	14/03/2022 08:08





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

Indicative Selling Price \$1,560,000 - \$1,620,000 **Median House Price**

December quarter 2021: \$1,411,000



Comparable Properties



25A Alfreda Av BULLEEN 3105 (REI/VG)





Property Type: House

Agent Comments

Price: \$1,595,000 Method: Auction Sale Date: 06/11/2021

Property Type: Townhouse (Res) Land Size: 405 sqm approx

Agent Comments



2a Buller Tce TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$1,580,000 Method: Private Sale Date: 30/10/2021 Property Type: House Land Size: 308 sqm approx Agent Comments



1 Ashford St TEMPLESTOWE LOWER 3107

(REI/VG)



Price: \$1,560,000

Method: Sold Before Auction

Date: 11/10/2021

Property Type: House (Res) Land Size: 405 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



