

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
Including suburb and
postcode

23 Ironbark Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,411,000

Property 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	Price	Date of sale
1	14 Exeter CI TEMPLESTOWE LOWER 3107	\$1,650,000	18/12/2021
2	4 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,590,000	06/10/2021
3	11 Monash Av TEMPLESTOWE LOWER 3107	\$1,550,000	12/02/2022

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:

04/04/2022 17:23

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 5  4  2

Property Type: House
Land Size: 682 approx. sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
December quarter 2021: \$1,411,000

Comparable Properties

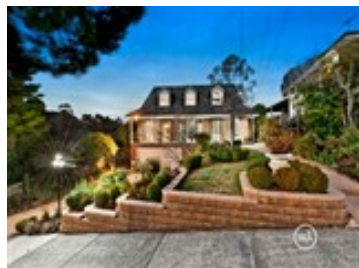


14 Exeter CI TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,650,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 728 sqm approx



4 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,590,000
Method: Auction Sale
Date: 06/10/2021
Property Type: House (Res)
Land Size: 688 sqm approx



11 Monash Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,550,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 664 sqm approx

Account - Barry Plant | P: 03 9842 8888