## 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

14 lans Grove, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,360,000	Pro	operty Type	Hous	se		Suburb	Templestowe Lower
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	229 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,168,000	09/03/2024
2	94 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,150,000	16/03/2024
3	8 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,100,000	20/12/2023

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:

02/04/2024 09:51



### BARRYPLANT





**Property Type:** House **Land Size:** 741 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2023: \$1,360,000

# **Comparable Properties**

229 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) 3 2 2 2 Price: \$1,168,000 Method: Auction Sale Date: 09/03/2024 Property Type: House (Res) Land Size: 853 sqm approx	Agent Comments
94 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)	Agent Comments
8 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI) 3 1 1 1 1 Price: \$1,100,000 Method: Private Sale Date: 20/12/2023 Property Type: House (Res) Land Size: 721 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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