

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

1 Eric Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,100,000

 &

\$1,180,000

Median sale price

Median price

\$1,440,000

 Property Type

House

 Suburb

Templestowe Lower

Period - From

01/01/2024

 to

31/03/2024

 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	9 Eric Av TEMPLESTOWE LOWER 3107	\$1,250,000	17/03/2024
2	98 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,193,000	17/12/2023
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:

29/04/2024 13:17

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Indicative Selling Price

\$1,100,000 - \$1,180,000

Median House Price

March quarter 2024: \$1,440,000



 3  2  2

Property Type: House

Land Size: 712 sqm approx

Agent Comments

Comparable Properties



9 Eric Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  2  2

Price: \$1,250,000

Method: Private Sale

Date: 17/03/2024

Property Type: House

Land Size: 658 sqm approx



98 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  2  4

Price: \$1,193,000

Method: Auction Sale

Date: 17/12/2023

Property Type: House (Res)

Land Size: 687 sqm approx



8 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  1  1

Price: \$1,100,000

Method: Private Sale

Date: 20/12/2023

Property Type: House (Res)

Land Size: 721 sqm approx

Account - Barry Plant | P: 03 9842 8888