

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 Ians Grove, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2023 to 31/12/2023 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	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: 26/03/2024 15:00

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



Property Type: House
Land Size: 741 sqm approx
Agent Comments

Comparable Properties



229 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,168,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 853 sqm approx



94 Macedon Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,150,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 726 sqm approx



8 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



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