Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	14 lans Grove, 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	\$1,050,000	&	\$1,150,000

Median sale price

Median price	\$1,360,000	Pro	perty 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

	aress of comparable property	1 1100	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



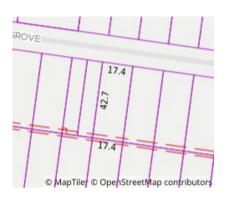
Date of sale



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)

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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 Agent Comments

(REI)

Price: \$1,150,000 Method: Auction Sale Date: 16/03/2024

Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments



8 Pentlowe Av TEMPLESTOWE LOWER 3107

(REI)

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



