

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

149 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

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	9 Avon St BULLEEN 3105	\$1,850,000	28/10/2023
2	2 Inez Ct DONCASTER 3108	\$1,780,000	13/09/2023
3	36 Golden Way BULLEEN 3105	\$1,700,000	22/11/2023

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 /02/2024 02:52

Mark Di Giulio
9842 8888
0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

December quarter 2023: \$1,360,000



 5  3  2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



9 Avon St BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$1,850,000

Method: Private Sale

Date: 28/10/2023

Property Type: House

Land Size: 595 sqm approx



2 Inez Ct DONCASTER 3108 (REI)

Agent Comments

 5  3  2

Price: \$1,780,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 806 sqm approx



36 Golden Way BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res)

Land Size: 821 sqm approx

Account - Barry Plant | P: 03 9842 8888