## 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

16 Lauri Ann Street, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,450,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/04/2023	to	30/06/2023		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	14 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,500,000	27/04/2023
2	13 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,410,000	29/07/2023
3	93 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,310,000	23/08/2023

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:

30/08/2023 22:48





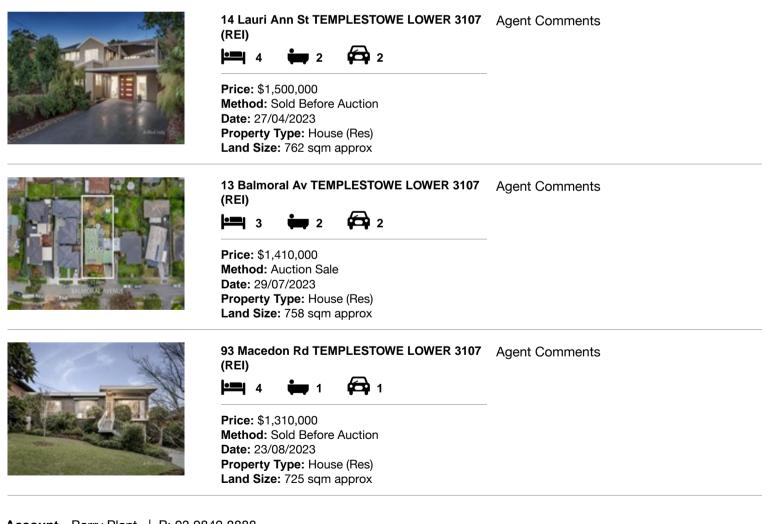




Property Type: House Land Size: 812 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price June quarter 2023: \$1,450,000

# **Comparable Properties**



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





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