

# 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

18 Balmoral Avenue, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,290,000

### 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	163 High St DONCASTER 3108	\$1,291,000	16/12/2023
2	4 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,275,000	15/12/2023
3	93 Ayr St DONCASTER 3108	\$1,200,000	13/12/2023

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: 06/02/2024 17:09

Mark Di Giulio  
9842 8888  
0407 863 179  
mdigiulio@barryplant.com.au



 3    1    3

**Property Type:** House  
**Land Size:** 732 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,290,000  
**Median House Price**  
December quarter 2023: \$1,360,000

## Comparable Properties



**163 High St DONCASTER 3108 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,291,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



**4 Benambra Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**93 Ayr St DONCASTER 3108 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** House  
**Land Size:** 731 sqm approx

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