

# 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

229 Thompsons Road, 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 \$1,170,000 & \$1,270,000

### 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	179 High St DONCASTER 3108	\$1,255,000	08/02/2024
2	134 Thompsons Rd BULLEEN 3105	\$1,250,000	13/11/2023
3	132 Thompsons Rd BULLEEN 3105	\$1,130,000	30/11/2023

**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.~~

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Mark Di Giulio  
9842 8888  
0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,170,000 - \$1,270,000

**Median House Price**

December quarter 2023: \$1,360,000



 3    2    2

**Property Type:** House

**Land Size:** 853 sqm approx

Agent Comments

## Comparable Properties



179 High St DONCASTER 3108 (REI)

Agent Comments

 3    1    3

**Price:** \$1,255,000

**Method:** Sold Before Auction

**Date:** 08/02/2024

**Property Type:** House

**Land Size:** 728 sqm approx



134 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 3    1    3

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 13/11/2023

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



132 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 3    2    1

**Price:** \$1,130,000

**Method:** Private Sale

**Date:** 30/11/2023

**Property Type:** House

**Land Size:** 750 sqm approx

Account - Barry Plant | P: 03 9842 8888