

# 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 29 Ironbark Drive, 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 \$1,350,000 & \$1,450,000

### 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	45 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,410,000	12/08/2023
2	74 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,390,000	05/08/2023
3	54 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,371,000	10/12/2023

**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.~~

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**Property Type:** House (Res)  
**Land Size:** 664 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
December quarter 2023: \$1,360,000

## Comparable Properties



**45 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)** [Agent Comments](#)



**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**74 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)** [Agent Comments](#)



**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)



**54 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)** [Agent Comments](#)



**Price:** \$1,371,000  
**Method:** Auction Sale  
**Date:** 10/12/2023  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

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