

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

31 IRONBARK DRIVE TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,410,000

Property type

House

Suburb

Templestowe Lower

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

18 BALMORAL AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,345,000	23-Mar-24
179 HIGH STREET DONCASTER VIC 3108	\$1,255,000	05-Feb-24
5 MONTCLAIR COURT TEMPLESTOWE VIC 3106	\$1,301,000	09-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 06 June 2024