

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 4/6 Mahoney Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,059,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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 | 3/41 John St TEMPLESTOWE LOWER 3107 | \$1,260,000 | 19/08/2023 |
| 2 | 2/53 Astley St TEMPLESTOWE LOWER 3107 | \$1,170,000 | 22/07/2023 |
| 3 | 2/1 Gambier Av TEMPLESTOWE LOWER 3107 | \$1,100,000 | 28/07/2023 |

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: 13/09/2023 10:19

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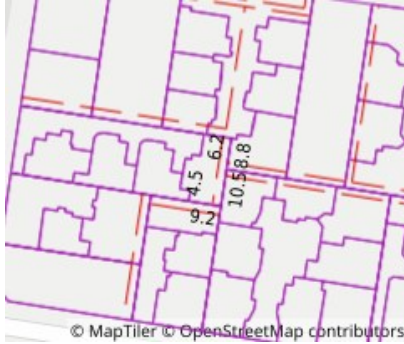
mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

June quarter 2023: \$1,059,500



 4  2  2

Property Type: Townhouse

Land Size: 196 sqm approx

Agent Comments

Comparable Properties



3/41 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Land Size: 430 sqm approx



2/53 Astley St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  4  2

Price: \$1,170,000

Method: Sold Before Auction

Date: 22/07/2023

Property Type: Townhouse (Res)



2/1 Gambier Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$1,100,000

Method: Private Sale

Date: 28/07/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888