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 Millard Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,000,000		&		\$2,200,000					
Median sale p	rice									
Median price	\$1,360,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/10/2023	to	31/12/2023	;	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	27 Lilian St BULLEEN 3105	\$2,100,000	23/09/2023
2	14 Birrarrung Ct BULLEEN 3105	\$1,975,000	03/02/2024
3	9 Avon St BULLEEN 3105	\$1,850,000	28/10/2023

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:

19/02/2024 20:09



4 Millard Street, Templestowe Lower Vic 3107

BARRYPLANT

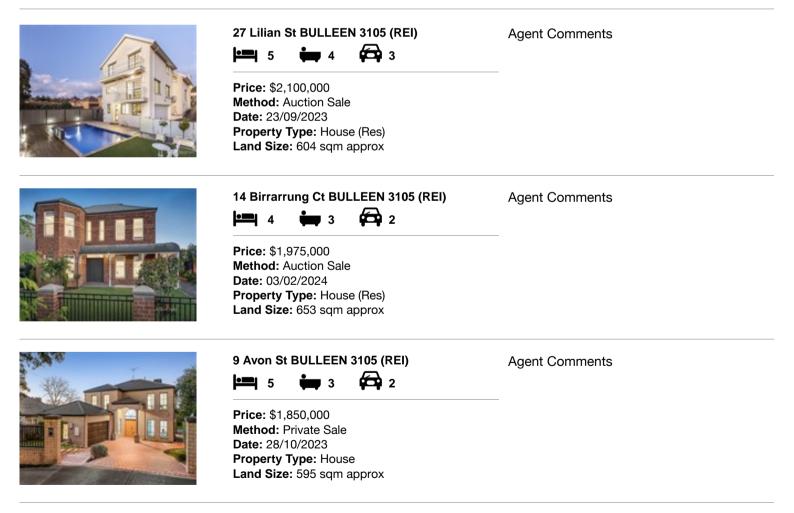




Property Type: House **Land Size:** 654 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2023: \$1,360,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



property data

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