

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
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Indicative selling price

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

Range between

\$2,000,000

 &

\$2,200,000

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	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

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



 5  2  2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



27 Lilian St BULLEEN 3105 (REI)

Agent Comments

 5  4  3

Price: \$2,100,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 604 sqm approx



14 Birrarrung Ct BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,975,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 653 sqm approx



9 Avon St BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$1,850,000

Method: Private Sale

Date: 28/10/2023

Property Type: House

Land Size: 595 sqm approx