

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 44 Bryson Grove, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	32 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,640,000	21/10/2023
2	15 Glenair St TEMPLESTOWE LOWER 3107	\$1,505,000	27/01/2024
3	14 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,345,000	25/10/2023

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.~~

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 4  3  2

Property Type: House
Land Size: 811 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
December quarter 2023: \$1,360,000

Comparable Properties



32 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,640,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 725 sqm approx



15 Glenair St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,505,000
Method: Auction Sale
Date: 27/01/2024
Property Type: House (Res)
Land Size: 767 sqm approx



14 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  1

Price: \$1,345,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 769 sqm approx

Account - Barry Plant | P: 03 9842 8888