

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 45 Ironbark Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,391,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2022 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	15 Ayr St DONCASTER 3108	\$1,433,000	10/06/2023
2	380 Manningham Rd DONCASTER 3108	\$1,420,000	01/02/2023
3	22 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,350,000	15/04/2023

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: 19/07/2023 17:36



 4  2  1

Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2023: \$1,391,000

Comparable Properties



15 Ayr St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,433,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 651 sqm approx



380 Manningham Rd DONCASTER 3108 (VG)

Agent Comments

 4  -  -

Price: \$1,420,000
Method: Sale
Date: 01/02/2023
Property Type: House (Res)
Land Size: 659 sqm approx



22 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 659 sqm approx

Account - Barry Plant | P: 03 9842 8888