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	58 Lowan Avenue, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,350,000	&	\$2,550,000
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Median sale price

Median price	\$1,515,000	Pro	perty Type H	ouse		Suburb	Templestowe Lower
Period - From	01/01/2023	to	31/03/2023	So	ource	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

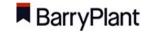
Add	dress of comparable property	Price	Date of sale
1	105 Rose Av TEMPLESTOWE LOWER 3107	\$2,365,000	30/03/2023
2	70 Helene St BULLEEN 3105	\$2,270,000	07/03/2023
3	10 Sylvia St TEMPLESTOWE LOWER 3107	\$2,265,000	01/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/05/2023 11:00



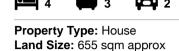


Mark Di Giulio mdigiulio@barryplant.com.au

Indicative Selling Price \$2,350,000 - \$2,550,000 **Median House Price** March quarter 2023: \$1,515,000

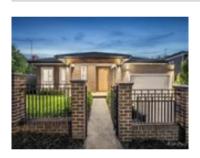
9842 8888 0407 863 179





Agent Comments

Comparable Properties



105 Rose Av TEMPLESTOWE LOWER 3107

(REI)

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Price: \$2,365,000 Method: Auction Sale Date: 30/03/2023

Property Type: House (Res) Land Size: 768 sqm approx

Agent Comments



70 Helene St BULLEEN 3105 (REI)



Price: \$2,270,000 Method: Private Sale Date: 07/03/2023

Property Type: House (Res) Land Size: 610 sqm approx **Agent Comments**



10 Sylvia St TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$2,265,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 727 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



