## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Pentlowe Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |             |      |        |                   |  |
|--|-------------|-----|-------------|-----|-------------|------|--------|-------------------|--|
| Range betwee   | \$1,280,000 |     | &           |     | \$1,380,000 |      |        |                   |  |
| Median sale p  | rice        |     |             |     |             |      |        |                   |  |
| Median price   | \$1,450,000 | Pro | operty Type | Hou | se          |      | Suburb | Templestowe Lower |  |
| Period - From  | 01/04/2023  | to  | 30/06/2023  |     | 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.

| Ado | dress of comparable property         | Price       | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1   | 42 Hodgson St TEMPLESTOWE LOWER 3107 | \$1,310,000 | 04/05/2023   |
| 2   | 11 Rae St TEMPLESTOWE LOWER 3107     | \$1,280,000 | 19/08/2023   |
| 3   | 5 Rae St TEMPLESTOWE LOWER 3107      | \$1,235,500 | 13/04/2023   |

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:

30/08/2023 23:43





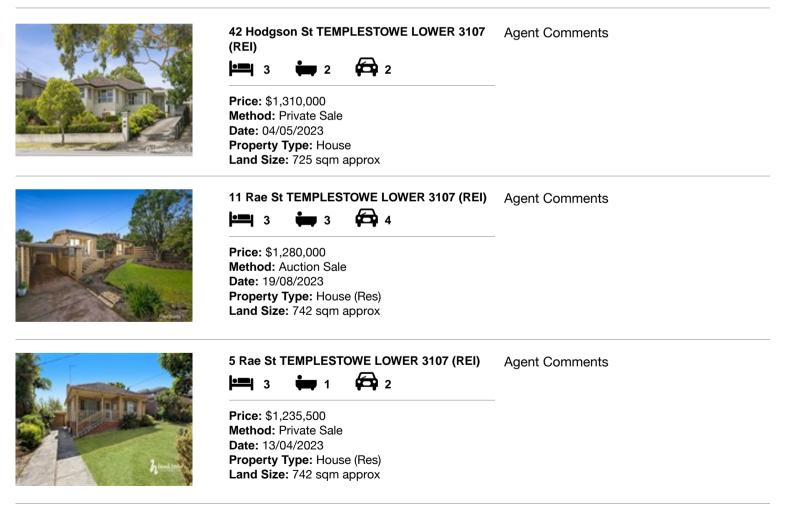




**Property Type:** House **Land Size:** 721 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price June quarter 2023: \$1,450,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



propertydata

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