Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Including subur	dress 2/19 Louis b and tcode	/19 Louisa Place, Templestowe Vic 3106						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$800,000	&	\$880,000					
Median sale price								

Median sale price

Median price \$2,000,000	Pro	operty Type Va	cant land	Suburb	Templestowe
Period - From 03/08/2022	to	02/08/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

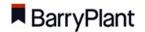
Address of comparable property		Price	Date of sale
1	9 Stanley PI TEMPLESTOWE 3106	\$950,000	26/01/2023
2			
3			

OR

В* 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:	03/08/2023 11:57











Property Type: Land Land Size: 314 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Land Price 03/08/2022 - 02/08/2023: \$2,000,000

Comparable Properties

9 Stanley PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$950,000 Method: Private Sale Date: 26/01/2023

Property Type: Land (Res) Land Size: 500 sgm approx

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.

Account - Barry Plant | P: 03 9842 8888



