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

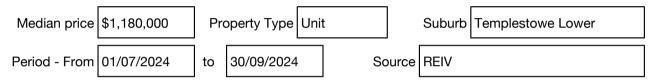
2/31 Glenair Street, Templestowe Lower Vic 3107

Indicative selling price

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			consumer.vic.gov.au	/underguoting

Single price \$937,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	5/32 John St TEMPLESTOWE LOWER 3107	\$825,000	05/10/2024
2	3/53 Parker St TEMPLESTOWE LOWER 3107	\$900,000	27/07/2024
3	6/19-21 Rosa St TEMPLESTOWE LOWER 3107	\$860,000	20/07/2024

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:

07/12/2024 10:52



BARRYPLANT





Property Type: Unit Land Size: 315 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$937,000 Median Unit Price September quarter 2024: \$1,180,000

Comparable Properties

5/32 John St TEMPLESTOWE LOWER 3107 (REI) 3 1 2 Price: \$825,000 Method: Auction Sale Date: 05/10/2024 Property Type: Unit Land Size: 185 sqm approx	Agent Comments
3/53 Parker St TEMPLESTOWE LOWER 3107 (REI) 3 1 2 Price: \$900,000 Method: Auction Sale Date: 27/07/2024 Property Type: Unit	Agent Comments
6/19-21 Rosa St TEMPLESTOWE LOWER 3107 (REI) 3 2 2 1 Price: \$860,000 Method: Private Sale Date: 20/07/2024 Property Type: Townhouse (Single) Land Size: 181 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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