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<br>Including suburb and postcode | 46 Bryson Grove, Templestowe Lower Vic 3107 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2023 to 30/09/2023 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.

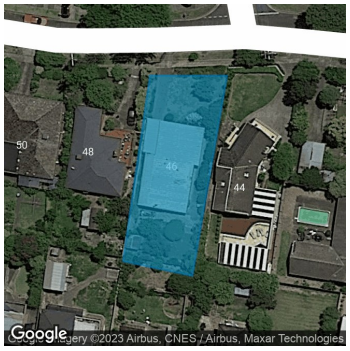
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 41 Sheahans Rd BULLEEN 3105 | $1,400,000 | 10/07/2023 |
| 2 | 5 Michael St TEMPLESTOWE LOWER 3107 | $1,388,000 | 12/05/2023 |
| 3 | 46 Marcus Rd TEMPLESTOWE LOWER 3107 | $1,350,000 | 10/07/2023 |

**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: 25/10/2023 12:15

# 46 Bryson Grove, Templestowe Lower Vic 3107




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**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,400,000
**Median House Price**
September quarter 2023: $1,410,000

## Comparable Properties



**41 Sheahans Rd BULLEEN 3105 (REI/VG)**

4 2 2

Agent Comments

**Price:** $1,400,000
**Method:** Private Sale
**Date:** 10/07/2023
**Property Type:** House (Res)
**Land Size:** 800 sqm approx




**5 Michael St TEMPLESTOWE LOWER 3107 (REI/VG)**

3 1 2

Agent Comments

**Price:** $1,388,000
**Method:** Private Sale
**Date:** 12/05/2023
**Property Type:** House
**Land Size:** 786 sqm approx



**46 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

3 1 2

Agent Comments

**Price:** $1,350,000
**Method:** Sold Before Auction
**Date:** 10/07/2023
**Property Type:** House (Res)
**Land Size:** 728 sqm approx

**Account** - Hoskins | P: 98747677, 9722 9755

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