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	58 Bryson Grove, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	25 Ranleigh Rise TEMPLESTOWE LOWER 3107	$1,590,000	20/03/2024
2	28 Romilly Av TEMPLESTOWE LOWER 3107	$1,500,000	23/03/2024
3			

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: 17/06/2024 14:51

58 Bryson Grove, Templestowe Lower Vic 3107

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4 3 2

Property Type: House
Land Size: 667 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
March quarter 2024: $1,440,000

Comparable Properties



25 Ranleigh Rise TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,590,000
Method: Auction Sale
Date: 20/03/2024
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



28 Romilly Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 4 2

Price: $1,500,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

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.

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