

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	tor	sal	е

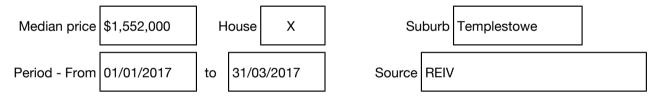
Address Including suburb and postcode	19 Browning Drive, Templestowe Vic 3106

#### Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000

#### Median sale price

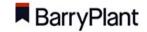


## Comparable property sales

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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**Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median House Price** March quarter 2017: \$1,552,000





Rooms:

Property Type: House (Res)

**Agent Comments** 

# Comparable Properties



3 Bindi CI TEMPLESTOWE 3106 (REI)

Price: \$1.952.000 Method: Auction Sale Date: 01/04/2017 Rooms: 10

Property Type: House (Res) Land Size: 790 sqm

**Agent Comments** 

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1 Dalkeith Ct DONCASTER EAST 3109 (REI)

Price: \$1,905,000 Method: Auction Sale Date: 12/11/2016

Rooms: 5

Property Type: House (Res) Land Size: 777 sqm

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





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