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

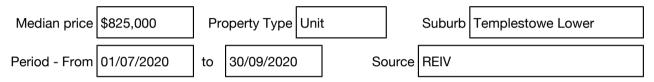
5/347 High Street, Templestowe Lower Vic 3107

Indicative selling price

	consumer.vic.gov.a	

Single price \$988,000

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.

Address of comparable property		Price	Date of sale
1	1/326 High St TEMPLESTOWE LOWER 3107	\$982,000	14/11/2020
2	3 Harvest Ct DONCASTER 3108	\$965,000	16/07/2020
3	2/321 High St TEMPLESTOWE LOWER 3107	\$952,000	05/06/2020

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.

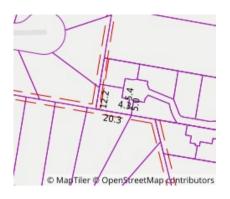
This Statement of Information was prepared on:

05/12/2020 14:21



5/347 High Street, Templestowe Lower Vic 3107

BarryPlant





Property Type: Townhouse (Single) Land Size: 239 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$988,000 Median Unit Price September quarter 2020: \$825,000

Comparable Properties



1/326 High St TEMPLESTOWE LOWER 3107 Age (REI)



Price: \$982,000 Method: Sold Before Auction Date: 14/11/2020 Rooms: 7 Property Type: Townhouse (Res) Land Size: 295 sqm approx Agent Comments



3 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

Agent Comments



Price: \$965,000 Method: Private Sale Date: 16/07/2020 Property Type: Townhouse (Single) Land Size: 183 sqm approx



2/321 High St TEMPLESTOWE LOWER 3107 (REI/VG)



Price: \$952,000 Method: Private Sale Date: 05/06/2020 Property Type: Townhouse (Single) Land Size: 172 sqm approx

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.