

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

45A Atkinson Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,319,000

Median sale price

Median price \$1,460,000 House X Unit Suburb Templestowe

Period - From 01/01/2018 to 31/03/2018 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 Clarke St TEMPLESTOWE 3106	\$1,350,000	14/11/2017
2	47 Herlihys Rd TEMPLESTOWE LOWER 3107	\$1,335,000	22/12/2017
3	7 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,320,000	25/11/2017

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.

Tony Tuccitto

9842 8888

0407 144 390

ttuccitto@barryplant.com.au

Indicative Selling Price

\$1,319,000

Median House Price

March quarter 2018: \$1,460,000



 5  2  2

Rooms:

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



25 Clarke St TEMPLESTOWE 3106 (VG)

Agent Comments

 -  -  -

Price: \$1,350,000

Method: Sale

Date: 14/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 665 sqm approx

47 Herlihys Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,335,000

Method: Private Sale

Date: 22/12/2017

Rooms: -

Property Type: House

Land Size: 646 sqm approx



7 Kitson Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,320,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 7

Property Type: House (Res)

Land Size: 648 sqm approx