

Tony Tuccitto 9842 8888 0407 144 390 ttuccitto@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 for sale

Address	45A Atkinson Street, Templestowe Vic 3106
Including suburb and	
postcode	

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	Hou	ise 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

OR

3

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.

Account - Barry Plant | P: 03 9842 8888



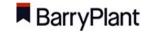


7 Kitson Cr TEMPLESTOWE LOWER 3107

\$1,320,000

25/11/2017

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Indicative Selling Price \$1,319,000 **Median House Price** March quarter 2018: \$1,460,000





Rooms:

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

Comparable Properties



25 Clarke St TEMPLESTOWE 3106 (VG)

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)





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)





Price: \$1,320,000 Method: Auction Sale Date: 25/11/2017

Rooms: 7

Property Type: House (Res) Land Size: 648 sqm approx

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Agent Comments

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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.

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