

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for	sale
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Address	39 Alfred Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,090,000	&	\$1,199,000

#### Median sale price

Median price	\$1,152,500	Hou	ise X	Unit		Suburb	Templestowe Lower
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.

Ad	dress of comparable property	Price	Date of sale
1	75 Hodgson St TEMPLESTOWE LOWER 3107	\$1,150,000	28/03/2018
2	2 Saville Ct TEMPLESTOWE 3106	\$1,100,000	13/04/2018
3	226 Greenslopes Dr TEMPLESTOWE LOWER 3107	\$1,100,000	16/12/2017

#### OR

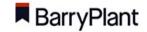
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





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**Indicative Selling Price** \$1,090,000 - \$1,199,000 **Median House Price** March quarter 2018: \$1,152,500



Rooms:

Property Type: House Land Size: 725 sqm approx

**Agent Comments** 

## Comparable Properties



75 Hodgson St TEMPLESTOWE LOWER 3107

(REI) **-**3



Price: \$1,150,000 Method: Private Sale Date: 28/03/2018

Rooms: 4

Property Type: House (Res) Land Size: 718 sqm approx

2 Saville Ct TEMPLESTOWE 3106 (REI)









Price: \$1,100,000 Method: Private Sale Date: 13/04/2018 Rooms: 6

Property Type: House (Res) Land Size: 737 sqm approx



226 Greenslopes Dr TEMPLESTOWE LOWER

3107 (REI)





Price: \$1,100,000 Method: Private Sale Date: 16/12/2017

Property Type: House (Res)

Rooms: 7

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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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**Agent Comments** 

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