

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 | 8 Emerald Rise, Templestowe Vic 3106 |
|----------------------|--------------------------------------|
| Including suburb and | · |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$1,300,000 | & | \$1,430,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$1,552,000 | Н | ouse X | Su | ıburb | Templestowe |
|---------------|-------------|----|------------|--------|-------|-------------|
| Period - From | 01/01/2017 | to | 31/03/2017 | Source | REIV | ′ |

Comparable property sales

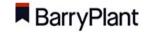
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|-----------------------------------|-------------|--------------|
| 4 Halsbury CI DONCASTER EAST 3109 | \$1,330,288 | 07/03/2017 |
| 14 Ferndell Cr TEMPLESTOWE 3106 | \$1,305,000 | 25/03/2017 |
| 56 Greenridge Av TEMPLESTOWE 3106 | \$1,300,000 | 27/03/2017 |





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Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price March quarter 2017: \$1,552,000



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Rooms:

Property Type: House **Land Size:** 602 sqm approx

Agent Comments

Comparable Properties

4 Halsbury CI DONCASTER EAST 3109 (REI)

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Price: \$1,330,288 Method: Private Sale Date: 07/03/2017

Rooms: -

Property Type: House

Agent Comments



4

— 2



Price: \$1,305,000 **Method:** Auction Sale **Date:** 25/03/2017 **Rooms:** 5

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

Agent Comments



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2



Price: \$1,300,000 **Method:** Private Sale **Date:** 27/03/2017

Rooms: -

Property Type: House Land Size: 686 sqm approx Agent Comments

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