

Jason Stepanow 9842 8888 0405 159 650 jstepanow@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 Including suburb and postcode

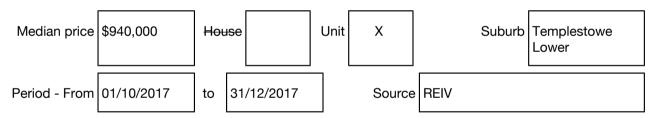
1/17 Gertrude Street, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between	\$790,000	&	\$850,000

#### 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	274 Manningham Rd TEMPLESTOWE LOWER 3107	\$850,000	15/11/2017
2	2/16 Ronald Av BULLEEN 3105	\$845,000	11/08/2017
3	1/24 Westwood Dr BULLEEN 3105	\$800,000	27/09/2017

#### 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.

propertydata

#### Generated: 13/02/2018 14:11

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.

## BarryPlant

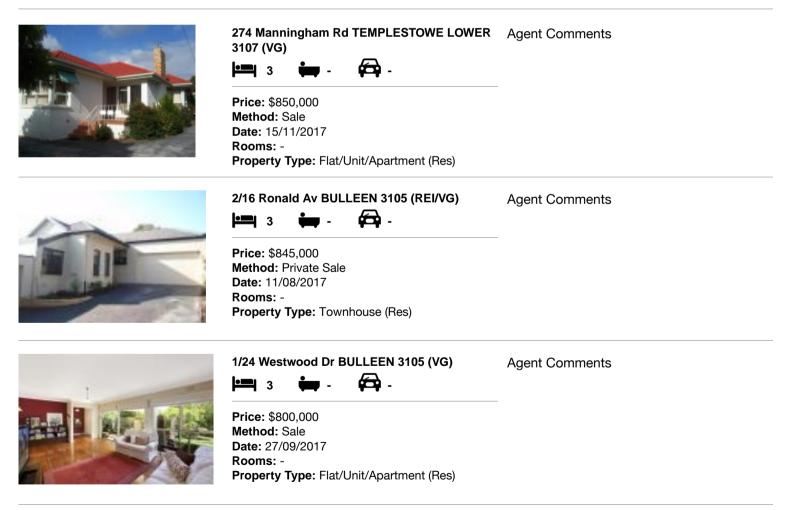




Rooms: Property Type: House (Res) Land Size: 420 approx. sqm approx Agent Comments Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Indicative Selling Price \$790,000 - \$850,000 Median Unit Price December quarter 2017: \$940,000

### **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888

#### Generated: 13/02/2018 14:11

REIV Spropertydata

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.