

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	9 Esther Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price \$1,170	,750 Hous	e X	Suk	Durb Templestowe Lower
Period - From 01/01/2	2017 to 31/	/03/2017	Source	REIV

Comparable property sales

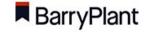
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
43 Alfreda Av BULLEEN 3105	\$1,200,000	25/03/2017
112 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,161,500	21/03/2017
6 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,150,000	01/04/2017





Account - Barry Plant | P: 03 9842 8888







Rooms:

Property Type: House Land Size: 725 sqm **Agent Comments**

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** March quarter 2017: \$1,170,750

Comparable Properties



43 Alfreda Av BULLEEN 3105 (REI)





Price: \$1,200,000

Method: Sold Before Auction

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Agent Comments



112 Pleasant Rd TEMPLESTOWE LOWER 3107 Agent Comments

(REI)





Price: \$1,161,500

Method: Sold Before Auction

Date: 21/03/2017

Rooms: -

Property Type: House (Res) Land Size: 655 sqm



6 Benambra Dr TEMPLESTOWE LOWER 3107

(REI)



Price: \$1,150,000 Method: Auction Sale Date: 01/04/2017

Rooms: -

Property Type: House (Res) Land Size: 725 sqm

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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