

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	51 Jeffrey Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

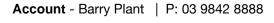
Median sale price

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
59 Hodgson St TEMPLESTOWE LOWER 3107	\$1,100,000	13/12/2016
12 Morang Av TEMPLESTOWE LOWER 3107	\$1,070,000	25/03/2017
5 Ashford St TEMPLESTOWE LOWER 3107	\$1,025,000	15/12/2016







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Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** March quarter 2017: \$1,170,750





Rooms:

Property Type: House Land Size: 778 sqm **Agent Comments**

Comparable Properties



59 Hodgson St TEMPLESTOWE LOWER 3107

(REI/VG)

-3



Price: \$1,100,000 Method: Auction Sale Date: 13/12/2016 Rooms: 4

Property Type: House (Res) Land Size: 750 sqm



12 Morang Av TEMPLESTOWE LOWER 3107

(REI)

— 3



Price: \$1,070,000 Method: Auction Sale Date: 25/03/2017

Rooms: -

Property Type: House (Res) Land Size: 726 sqm



5 Ashford St TEMPLESTOWE LOWER 3107

(VG)



Price: \$1,025,000 Method: Sale Date: 15/12/2016 Rooms: -

Property Type: House (Res) Land Size: 733 sqm

Account - Barry Plant | P: 03 9842 8888





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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