

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

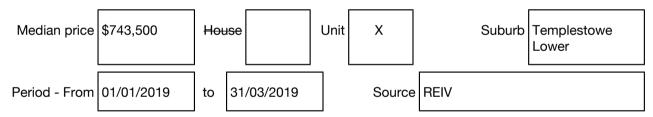
18 Ironbark Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,289,000

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	34 Bordeaux St DONCASTER 3108	\$1,260,000	08/06/2019
2	2/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,230,000	19/06/2019
3	28a Rooney St TEMPLESTOWE LOWER 3107	\$1,230,000	23/05/2019

OR

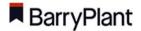
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

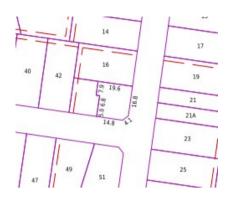
Account - Barry Plant | P: 03 9842 8888

propertydata

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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.







Rooms: Property Type: Townhouse Land Size: 358 sqm approx Agent Comments Indicative Selling Price \$1,289,000 Median Unit Price March quarter 2019: \$743,500

Comparable Properties



Price: \$1,260,000 Method: Private Sale Date: 08/06/2019 Rooms: 5 Property Type: Townhouse (Single)

2/81-83 Glenair Ct TEMPLESTOWE LOWER

34 Bordeaux St DONCASTER 3108 (REI)



3107 (REI) 4 3 2 Price: \$1,230,000

Method: Private Sale Date: 19/06/2019 Rooms: -Property Type: Townhouse (Single)

28a Rooney St TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,230,000 Method: Private Sale Date: 23/05/2019 Rooms: -Property Type: Townhouse (Res) Land Size: 359 sqm approx

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REIV 🗧 propertydata

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Agent Comments

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