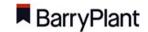
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale									
Includ	ding subur	ddress 47 Ironi ddress	oark	Drive, Templest	owe Lower	Vic 31	107		
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$1,200,000				&	\$1,280,000				
Median sale price									
Medi	Median price \$1,270,000			operty Type Ho	use		Subu	rb Templestow	ve Lower
Period	d - From	01/01/2021	to	31/03/2021	So	ource	REIV		
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									
2									
3									
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.								
This Statement of Information was prepared on:							01/04/0001 12:20		





Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,200,000 - \$1,280,000 Median House Price

March quarter 2021: \$1,270,000





Comparable Properties

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



