

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@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 9 Emerald Rise, Templestowe Vic 3106 Including suburb and postcode

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price



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
26 Bali Hi Blvd TEMPLESTOWE 3106	\$1,510,000	01/04/2017
10 Carlton Ct TEMPLESTOWE 3106	\$1,480,000	25/02/2017
3 Stanley PI TEMPLESTOWE 3106	\$1,450,000	04/02/2017

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9 Emerald Rise, Templestowe Vic 3106

BarryPlant





Rooms: Property Type: House Land Size: 500.160003662109 sqm Agent Comments

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Indicative Selling Price \$1,400,000 - \$1,540,000 **Median House Price** March quarter 2017: \$1,552,000

Comparable Properties

26 Bali Hi Blvd TEMPLESTOWE 3106 (REI) 5 2 2 2 Price: \$1,510,000 Method: Auction Sale Date: 01/04/2017 Rooms: 8 Property Type: House (Res) Land Size: 858 sqm	Agent Comments
10 Carlton Ct TEMPLESTOWE 3106 (REI) 10 Carlton Ct TEMPLESTOWE 3106 (REI) 10 Carlton Ct TEMPLESTOWE 3106 (REI) 2 Constant of the state of the sta	Agent Comments
3 Stanley PI TEMPLESTOWE 3106 (REI) 5 3 2 Price: \$1,450,000 Method: Auction Sale Date: 04/02/2017 Rooms: 9 Property Type: House (Res) Land Size: 591 sqm	Agent Comments

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