

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@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

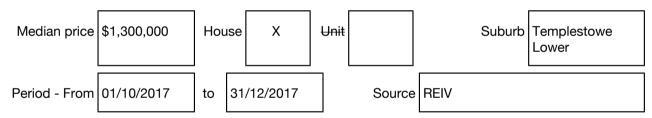
38 Waratah Drive, Templestowe Lower Vic 3107 Id Ie

Indicative selling price

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

 Range between
 \$960,000
 &
 \$1,056,000

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	4 Ardgower Ct TEMPLESTOWE LOWER 3107	\$1,055,000	07/02/2018
2	20 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,050,000	28/10/2017
3	4 Astley St TEMPLESTOWE LOWER 3107	\$1,015,000	19/08/2017

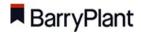
OR

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.

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: House Land Size: 632 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$960,000 - \$1,056,000 Median House Price December quarter 2017: \$1,300,000

Comparable Properties



4 Ardgower Ct TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,055,000 Method: Private Sale Date: 07/02/2018 Rooms: -Property Type: House Land Size: 655 sqm approx



20 Olympus Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,050,000 Method: Auction Sale Date: 28/10/2017 Rooms: -Property Type: House (Res) Land Size: 653 sqm approx



4 Astley St TEMPLESTOWE LOWER 3107 (REI/VG)



Price: \$1,015,000 Method: Auction Sale Date: 19/08/2017 Rooms: 7 Property Type: House (Res) Land Size: 643 sqm approx

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Agent Comments