### 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

62A Macedon Road, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$980,000		&		\$1,078,000				
Median sale p	rice								
Median price	\$762,500	Pro	operty Type	Unit			Suburb	Templestowe Lower	
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	33a Toulon Dr, Templestowe Lower, Vic 3107, Australia	\$1,078,000	20/05/2020
2	25a Burgundy Dr DONCASTER 3108	\$1,050,000	30/03/2020
3	19 Pinnacle Cr BULLEEN 3105	\$1,002,000	29/02/2020

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:

27/07/2020 11:45



# BarryPlant





**Property Type:** Townhouse **Land Size:** 446 sqm approx Agent Comments

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

Indicative Selling Price \$980,000 - \$1,078,000 Median Unit Price June quarter 2020: \$762,500

## **Comparable Properties**



**33a Toulon Dr, Templestowe Lower, Vic 3107**, Agent Comments **Australia (REI)** 



Price: \$1,078,000 Method: Date: 20/05/2020 Property Type: House



25a Burgundy Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,050,000 Method: Sold Before Auction Date: 30/03/2020 Rooms: 5 Property Type: House



19 Pinnacle Cr BULLEEN 3105 (REI)



Price: \$1,002,000 Method: Auction Sale Date: 29/02/2020 Rooms: 5 Property Type: House (Res) Land Size: 326 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



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.