

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

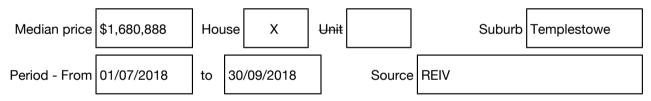
38 Bali Hi Boulevard, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,290,000

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	2 Donegal Ct TEMPLESTOWE 3106	\$1,250,000	27/10/2018
2	9 Inglewood CI DONCASTER EAST 3109	\$1,230,000	08/10/2018
3	16 Long Valley Way DONCASTER EAST 3109	\$1,198,000	14/05/2018

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

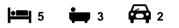
propertydata

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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: House Land Size: 779 sqm approx Agent Comments Indicative Selling Price \$1,290,000 Median House Price September quarter 2018: \$1,680,888

Comparable Properties

2 Donegal Ct TEMPLESTOWE 3106 (REI) 5 2 2 2 Price: \$1,250,000 Method: Auction Sale Date: 27/10/2018 Rooms: - Property Type: House (Res) Land Size: 788 sqm approx	Agent Comments
9 Inglewood CI DONCASTER EAST 3109 (REI) 5 2 2 2 Price: \$1,230,000 Method: Private Sale Date: 08/10/2018 Rooms: - Property Type: House Land Size: 804 sqm approx	Agent Comments
16 Long Valley Way DONCASTER EAST 3109 (REI/VG) 5 2 2 Price: \$1,198,000 Method: Private Sale Date: 14/05/2018 Rooms: 9 Property Type: House (Res) Land Size: 792 sqm approx	Agent Comments

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