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

30 Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$965,000		&		\$1,060,000					
Median sale pr	rice									
Median price	\$1,086,000	Pro	perty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/07/2020	to	30/09/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	55 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,050,000	19/08/2020
2	1 Potter Ct TEMPLESTOWE LOWER 3107	\$1,020,000	24/06/2020
3	26 Howitt Dr TEMPLESTOWE LOWER 3107	\$985,000	27/06/2020

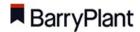
OR

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:

05/11/2020 12:18





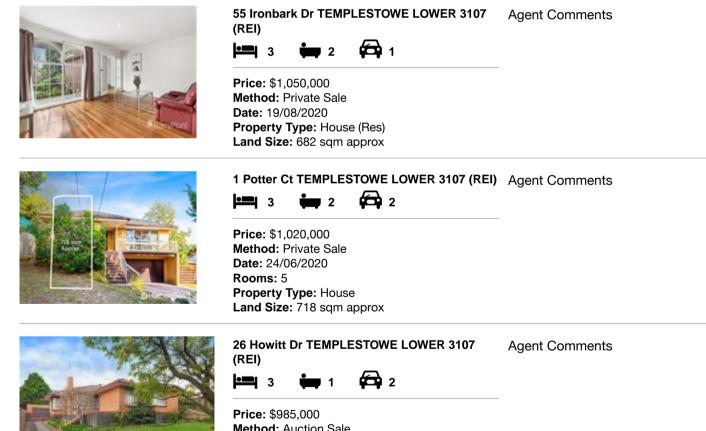




Property Type: House Land Size: 623 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$965,000 - \$1,060,000 Median House Price September quarter 2020: \$1,086,000

Comparable Properties



Method: Auction Sale Date: 27/06/2020 Rooms: 5 Property Type: House (Res) Land Size: 664 sqm approx

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.