

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

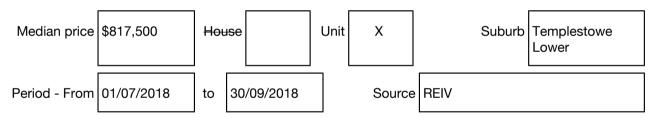
6/27-29 Hazel Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$700,000	&	\$770,000
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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	1/19 Gertrude St TEMPLESTOWE LOWER 3107	\$765,000	05/11/2018
2	2/16 Heather Gr TEMPLESTOWE LOWER 3107	\$760,000	27/08/2018
3	5/32 John St TEMPLESTOWE LOWER 3107	\$700,000	17/08/2018

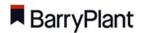
OR

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.

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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.



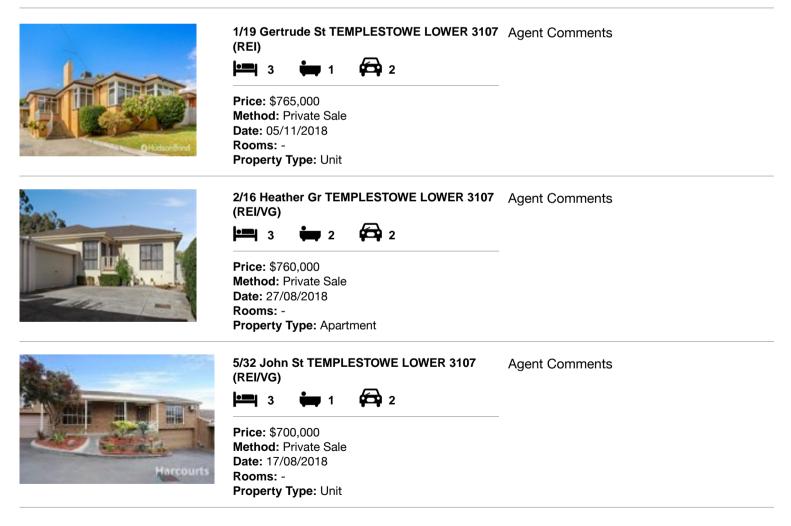
Terry Burgoyne 0404 842 771 tburgoyne@barryplant.com.au





Rooms: Property Type: House (Res) Land Size: 174 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price September quarter 2018: \$817,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888

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