

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

<b>Property</b>	y offered	for sale
-----------------	-----------	----------

Address	15 Palmerston Avenue, Templestowe Lower Vic 3107
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between	\$880,000	&	\$960,000
	+,		

#### Median sale price

Median price	\$1,028,000	Hou	ıse	Х	Unit		Suburb	Templestowe Lower
Period - From	01/01/2019	to	31/	03/2019		Source	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	18 Colonsay St TEMPLESTOWE 3106	\$950,000	07/12/2018
2	8 Nestor Av TEMPLESTOWE LOWER 3107	\$942,000	30/03/2019
3	3 Botanic Dr DONCASTER 3108	\$902,000	02/04/2019

#### OR

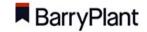
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888



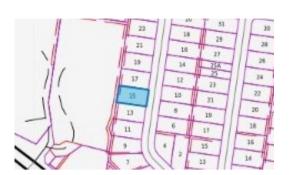


Generated: 23/05/2019 11:03



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

**Indicative Selling Price** \$880,000 - \$960,000 **Median House Price** March quarter 2019: \$1,028,000





Rooms:

Property Type: House Land Size: 653 sqm approx

**Agent Comments** 

## Comparable Properties



18 Colonsay St TEMPLESTOWE 3106 (REI)





Price: \$950,000 Method: Private Sale Date: 07/12/2018

Rooms: -

Property Type: House Land Size: 655 sqm approx

8 Nestor Av TEMPLESTOWE LOWER 3107

(REI)







Price: \$942,000 Method: Auction Sale Date: 30/03/2019

Rooms: 6

Property Type: House (Res) Land Size: 715 sqm approx Agent Comments

**Agent Comments** 



3 Botanic Dr DONCASTER 3108 (REI)





Price: \$902.000 Method: Private Sale Date: 02/04/2019

Rooms: -

Property Type: House Land Size: 652 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





Generated: 23/05/2019 11:03