

Tony Tuccitto 9842 8888 0407 144 390 ttuccitto@barryplant.com.au

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	3 Hampton Close, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,265,000

Median sale price

Median price	\$1,552,000	Н	ouse X		Su	burb	Templestowe
Period - From	01/01/2017	to	31/03/2017	7	Source	REIV	,

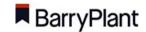
Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Rubens PI TEMPLESTOWE 3106	\$1,170,000	22/11/2016
29 George St DONCASTER EAST 3109	\$1,170,000	25/02/2017
2/68 Saxonwood Dr DONCASTER EAST 3109	\$1,170,000	08/04/2017







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Indicative Selling Price \$1,150,000 - \$1,265,000 **Median House Price** March quarter 2017: \$1,552,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 310 sqm **Agent Comments**

Comparable Properties



6 Rubens PI TEMPLESTOWE 3106 (VG)



Price: \$1,170,000 Method: Sale Date: 22/11/2016

Rooms: -

Property Type: House (Res) Land Size: 400 sqm

29 George St DONCASTER EAST 3109 (REI)







Price: \$1,170,000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 357 sqm



2/68 Saxonwood Dr DONCASTER EAST 3109

(REI)







Price: \$1,170,000 Method: Private Sale Date: 08/04/2017 Rooms: 6

Property Type: House (Res) Land Size: 300 sqm

Account - Barry Plant | P: 03 9842 8888





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Agent Comments

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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.