

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

Property	offered	for sal	е
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Address	337 Porter Street, 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	Range between	\$1,150,000	&	\$1,265,000
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Median sale price

Median price	\$1,526,944	Hou	ise X	Unit		Sub	urb Templestowe
Period - From	01/04/2017	to	30/06/2017		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.

Address of comparable property Price Date of sale

1	425 Porter St TEMPLESTOWE 3106	\$1,220,000	01/06/2017
2	45 Templemore Dr TEMPLESTOWE 3106	\$1,220,000	20/08/2017
3	24 Long Valley Way DONCASTER EAST 3109	\$1,208,800	15/05/2017

OR

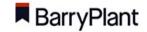
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,150,000 - \$1,265,000 **Median House Price** June quarter 2017: \$1,526,944



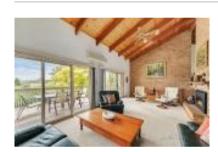


Rooms:

Property Type: House Land Size: 805 sqm approx

Agent Comments

Comparable Properties



425 Porter St TEMPLESTOWE 3106 (VG)





Price: \$1,220,000 Method: Sale Date: 01/06/2017

Rooms: -

Property Type: House (Res) Land Size: 800 sqm approx

Agent Comments



45 Templemore Dr TEMPLESTOWE 3106 (REI) Agent Comments







Price: \$1,220,000 Method: Private Sale Date: 20/08/2017 Rooms: 6

Property Type: House Land Size: 779 sqm approx

Agent Comments



24 Long Valley Way DONCASTER EAST 3109

(VG)

-3





Price: \$1,208,800 Method: Sale Date: 15/05/2017 Rooms: -

Property Type: House (Res) Land Size: 799 sqm approx

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