

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 sale

Address Including suburb and postcode

Indicative selling price

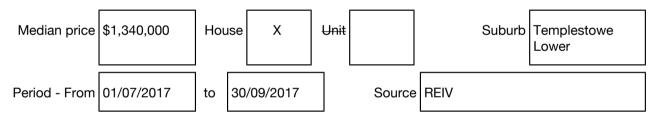
For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,080,000

&

\$1,188,000

Median sale price



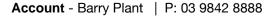
Comparable property sales (*Delete A or B below as applicable)

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	20 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,181,000	24/06/2017
2	3 Milsom Av TEMPLESTOWE LOWER 3107	\$1,140,000	24/05/2017
3	25 Foote St TEMPLESTOWE LOWER 3107	\$1,100,000	19/10/2017

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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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.

BarryPlant





Rooms: Property Type: Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,080,000 - \$1,188,000 Median House Price September quarter 2017: \$1,340,000

Comparable Properties



20 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,181,000 Method: Auction Sale Date: 24/06/2017 Rooms: -Property Type: House (Res) Land Size: 656 sqm approx



3 Milsom Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

Agent Comments



Price: \$1,140,000 Method: Auction Sale Date: 24/05/2017 Rooms: 5 Property Type: House (Res) Land Size: 664 sqm approx

25 Foote St TEMPLESTOWE LOWER 3107



Price: \$1,100,000 Method: Sold Before Auction Date: 19/10/2017 Rooms: 9 Property Type: House (Res) Land Size: 799 sqm approx

Account - Barry Plant | P: 03 9842 8888

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