

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 35 David Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,028,000 House X 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.

	Address of comparable property	Price	Date of sale
1	6 Fairbank Cr TEMPLESTOWE LOWER 3107	\$1,325,000	12/02/2019
2	11 Sassafras Dr TEMPLESTOWE LOWER 3107	\$1,310,000	19/03/2019
3	31 Burgundy Dr DONCASTER 3108	\$1,308,000	30/01/2019

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.

Sam Kocuk
(03) 9842 8888
0419 311 222
skocuk@barryplant.com.au

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

March quarter 2019: \$1,028,000



 4  2  2

Rooms:

Property Type: House

Land Size: 681 sqm approx

[Agent Comments](#)

Comparable Properties

6 Fairbank Cr TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,325,000

Method: Sold Before Auction

Date: 12/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



11 Sassafra Dr TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,310,000

Method: Private Sale

Date: 19/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 684 sqm approx



31 Burgundy Dr DONCASTER 3108 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,308,000

Method: Private Sale

Date: 30/01/2019

Rooms: -

Property Type: House

Land Size: 655 sqm approx