

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@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

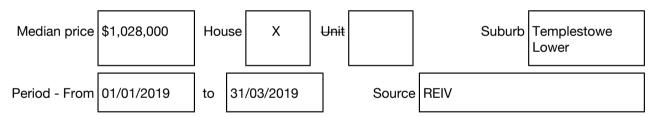
5 35 David Road, Templestowe Lower Vic 3107 4 9

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



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

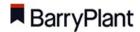
OR

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.

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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.



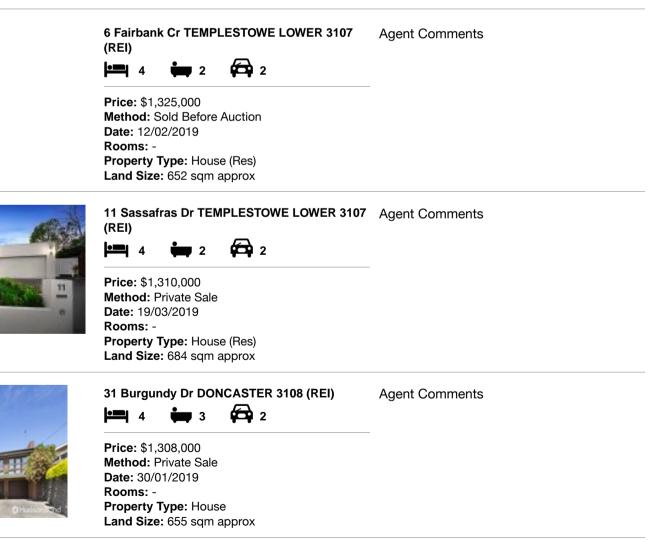




Rooms: Property Type: House Land Size: 681 sqm approx Agent Comments Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price March quarter 2019: \$1,028,000

Comparable Properties



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