

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 52 Glenair Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,172,500 House X Unit Suburb Templestowe Lower

Period - From 01/04/2018 to 30/06/2018 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	14 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,100,000	23/07/2018
2	2 Saville Ct TEMPLESTOWE 3106	\$1,100,000	13/04/2018
3	15 Totara Ct TEMPLESTOWE LOWER 3107	\$1,085,000	06/04/2018

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.

Michael Steenhuis
(03) 9842 8888
0400 499 601

msteenhuis@barryplant.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2018: \$1,172,500



 4  2  1

Rooms:

Property Type: House

Land Size: 661 sqm approx

Agent Comments

Comparable Properties



14 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,100,000

Method: Private Sale

Date: 23/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 664 sqm approx



2 Saville Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 13/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 737 sqm approx



15 Totara Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,085,000

Method: Private Sale

Date: 06/04/2018

Rooms: -

Property Type: House

Land Size: 669 sqm approx