

Michael Steenhuis (03) 9842 8888 0400 499 601 msteenhuis@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	52 Glenair Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

# Indicative selling price

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

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

### Median sale price

Median price	\$1,172,500	Hou	ise 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.

Add	dress 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.

**Account** - Barry Plant | P: 03 9842 8888





Generated: 03/10/2018 15:25



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





Rooms:

Property Type: House Land Size: 661 sqm approx

**Agent Comments** 

# Comparable Properties



14 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Price: \$1,100,000 Method: Private Sale Date: 23/07/2018

Rooms: 5

Property Type: House (Res) Land Size: 664 sqm approx

**Agent Comments** 



2 Saville Ct TEMPLESTOWE 3106 (REI/VG)





Price: \$1,100,000 Method: Private Sale Date: 13/04/2018 Rooms: 6

Property Type: House (Res) Land Size: 737 sqm approx

**Agent Comments** 

Agent Comments



15 Totara Ct TEMPLESTOWE LOWER 3107

(REI/VG)







Price: \$1,085,000 Method: Private Sale Date: 06/04/2018

Rooms: -

Property Type: House Land Size: 669 sqm approx

Account - Barry Plant | P: 03 9842 8888





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.

Generated: 03/10/2018 15:25