

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

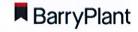
Hadrece	[
Address Including suburb and postcode	2/207 Manningham Road, Templestowe Lower Vic 3107								
Indicative selling price	e								
For the meaning of this p	orice see cor	nsumer.vic.gov.a	u/underquoting						
Range between \$550,000 &			\$595,000	an distribution year					
Median sale price			STREET HE VAL	na. Boncolarenos vis					
Median price \$1,010,0	000 He	use	Unit X	Suburb	Templestowe Lower				
Period - From 01/04/20	017 to	30/06/2017	Source	REIV					
Comparable property	sales (*De	elete A or B be	low as applica	ble)					
A* These are the the months that the property for sale	estate agen	es sold within tw t or agent's repre	e kilometres of the esentative consid	e property for sale ers to be most co	e in the last six- mparable to the				
Address of comparable	e property			Price	Date of sale				
1									
2									
3	and the second second								
3 OR									





Account - Barry Plant | P: 03 9842 8888

2/207 Manningham Road, Templestowe Lower Vic 3107



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$550,000 - \$595,000 Median Unit Price June quarter 2017: \$1,010,000





Agent Comments

Comparable Properties

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: 11/09/2017 11:30



Statement of Information

Single residential property located in the Melbourne metropolitan area

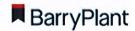
	Section 47AF of the Estate Agents Act 19						
Property offered for s	sale						
Address Including suburb and postcode	1/207 Manningham Road, Templestowe Lower Vic 3107						
Indicative selling price	ce						
For the meaning of this p	orice see con	sumer.vic.gov.	au/undei	quoting			
Range between \$560,0	000	&	\$610	0,000	om Water		
Median sale price							
Median price \$1,010,	000 He	use	Unit	Х	Suburb	Templestowe Lower	
Period - From 01/04/2	017 to	30/06/2017		Source	REIV		
Comparable property	sales (*De	lete A or B be	elow as	applica	ble)		
A* These are the the months that the property for sale	estate agent	es sold within tv or agent's repr	vo kilom resentati	etres of th ve consid	ne property for sale ers to be most con	in the last six- nparable to the	
Address of comparabl	e property				Price	Date of sale	
1							
2			i tellija	re de les	Turk Cago roture		
3							
OR B* The estate agent	t or agent's r	enresentativo r	asonah	ly boliove	a that fower then the	vec composable	

properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888











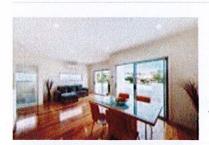
Rooms:

Property Type: Unit Land Size: 130 sqm approx

Agent Comments

Indicative Selling Price \$560,000 - \$610,000 Median Unit Price June quarter 2017: \$1,010,000

Comparable Properties



1/57 Manningham Rd BULLEEN 3105 (REI)

2





Price: \$592,500

Date: 25/02/2017

Rooms: -

Property Type: Unit

Method: Private Sale

Agent Comments



2/57 Manningham Rd BULLEEN 3105 (REI)

....







Agent Comments

Price: \$592,000 Method: Private Sale Date: 21/03/2017 Rooms: 4

Property Type: Unit

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





The information and basis is to be used as a stide ask. Although our page has been taken

Generated: 18/08/2017 10:31

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.