

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

Property offered for sale

Address	10 Tasker 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	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,340,000	Hou	ıse	Х	Unit		Suburb	Templestowe Lower
Period - From	01/07/2017	to	30/	09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	20 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,300,000	12/09/2017
2	7 Dove Ct TEMPLESTOWE LOWER 3107	\$1,288,000	26/08/2017
3	10 Sandra St BULLEEN 3105	\$1,225,000	18/11/2017

OR

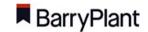
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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\$1,200,000 - \$1,320,000 **Median House Price** September quarter 2017: \$1,340,000

Indicative Selling Price





Rooms:

Property Type: House (Res) Land Size: 723 sqm approx

Agent Comments

Comparable Properties



20 Eucalypt Av TEMPLESTOWE LOWER 3107

(REI)

Price: \$1,300,000 Method: Private Sale Date: 12/09/2017

Rooms: -

Property Type: House Land Size: 650 sqm approx









Price: \$1,288,000

Method: Auction Sale Date: 26/08/2017 Rooms: 9

Property Type: House (Res)

Land Size: 948 sqm approx



10 Sandra St BULLEEN 3105 (REI)

Price: \$1,225,000 Method: Auction Sale Date: 18/11/2017 Rooms: 9

Property Type: House (Res) Land Size: 668 sqm approx

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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.

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Agent Comments

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