

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

<b>Property</b>	y offered	for sale
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Address	230 Thompsons Road, 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	\$980,000	&	\$1,078,000

#### Median sale price

Median price	\$1,150,000	Hou	x X	Unit		Suburb	Templestowe Lower
Period - From	01/07/2018	to	30/09/2018		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	17 Verene Av TEMPLESTOWE LOWER 3107	\$1,072,500	07/07/2018
2	2 Helene St BULLEEN 3105	\$1,005,000	10/05/2018
3	8 Apex Cr BULLEEN 3105	\$980,000	28/04/2018

#### OR

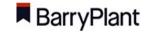
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



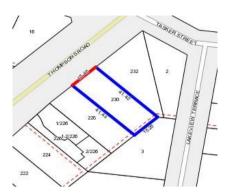


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**Indicative Selling Price** \$980,000 - \$1,078,000 **Median House Price** September quarter 2018: \$1,150,000



Rooms: Property Type: House

Land Size: 627 sqm approx **Agent Comments** 

## Comparable Properties



17 Verene Av TEMPLESTOWE LOWER 3107

(REI)

**-**3



Price: \$1,072,500 Method: Auction Sale Date: 07/07/2018 Rooms: 7

Property Type: House (Res) Land Size: 659 sqm approx

**Agent Comments** 



2 Helene St BULLEEN 3105 (REI)





Price: \$1.005.000

Method: Sold Before Auction

Date: 10/05/2018 Rooms: 5

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

**Agent Comments** 



8 Apex Cr BULLEEN 3105 (REI)





Price: \$980,000 Method: Auction Sale Date: 28/04/2018 Rooms: -

Property Type: House (Res) Land Size: 651 sqm approx

**Agent Comments** 

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