

## 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 2/334 Thompsons Road, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$820,000

#### Median sale price

Median price \$940,000

House

Unit

X

Suburb

Templestowe  
Lower

Period - From 01/10/2017

to

31/12/2017

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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

Ericka Wong

03 9842 8888

0411 472 849

ewong@barryplant.com.au

**Indicative Selling Price**

\$750,000 - \$820,000

**Median Unit Price**

December quarter 2017: \$940,000



 3  2  2

**Rooms:**

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



1/24 Moresby Av BULLEEN 3105 (REI)

Agent Comments

 3  2  1

**Price:** \$769,000

**Method:** Private Sale

**Date:** 17/11/2017

**Rooms:** 6

**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.