

Jason Stepanow 9842 8888 0405 159 650 istepanow@barryplant.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
-------------	---------	-----	------

Address	26 Gertrude 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 \$1,100,000 & \$1,200,000	Range between	\$1,100,000	&	\$1,200,000
---	---------------	-------------	---	-------------

#### Median sale price

Median price	\$1,330,000	Hou	se X	Unit		Suburb	Templestowe Lower
Period - From	01/04/2017	to	30/06/2017		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 6 Benambra Dr TEMPLESTOWE LOWER 3107 \$1,150,000 01/04/2017 2 104 Ayr St DONCASTER 3108 \$1,140,000 25/03/2017 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.

Account - Barry Plant | P: 03 9842 8888





6 Boonah Ct TEMPLESTOWE LOWER 3107

\$1,105,000

11/03/2017

Generated: 11/09/2017 12:06



Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** June quarter 2017: \$1,330,000





Property Type: House (Previously

Occupied - Detached) Land Size: 732 sqm approx

**Agent Comments** 

# Comparable Properties



6 Benambra Dr TEMPLESTOWE LOWER 3107

(REI)



**Agent Comments** 

**Agent Comments** 

Agent Comments

Price: \$1,150,000 Method: Auction Sale Date: 01/04/2017

Rooms: -

Property Type: House (Res) Land Size: 725 sqm approx



104 Ayr St DONCASTER 3108 (REI/VG)





Date: 25/03/2017 Rooms: -

Price: \$1,140,000 Method: Auction Sale

Property Type: House (Res) Land Size: 728 sqm approx



6 Boonah Ct TEMPLESTOWE LOWER 3107 (REI/VG)

**--** 5

Price: \$1,105,000 Method: Private Sale Date: 11/03/2017 Rooms: 8

Property Type: House (Res)

Land Size: 728 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: 11/09/2017 12:06