

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	ty offered	d for sal	е
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Address	5 Dunloe Rise, Templestowe Vic 3106
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,300,000	&	\$1,430,000

Median sale price

Median price	\$1,512,500	Hou	ise X	Unit		Subi	Templestowe
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.

Address of comparable property Price Date of sale 1 12 Harman CI DONCASTER EAST 3109 \$1,412,000 24/10/2017 2 5 Dewpond Ct TEMPLESTOWE 3106 \$1,401,800 18/08/2017 3 8 Laviah Ct TEMPLESTOWE 3106 \$1,350,000 11/10/2017

OR

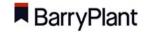
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,300,000 - \$1,430,000 **Median House Price** September quarter 2017: \$1,512,500





Rooms:

Property Type: House (Res) Land Size: 812 sqm approx

Agent Comments

Comparable Properties



12 Harman CI DONCASTER EAST 3109 (REI)

Price: \$1,412,000 Method: Private Sale Date: 24/10/2017

Rooms: -

Property Type: House (Res) Land Size: 873 sqm approx

5 Dewpond Ct TEMPLESTOWE 3106 (REI)

Property Type: House (Res)

Price: \$1,401,800 Method: Private Sale

Date: 18/08/2017 Rooms: 7

Land Size: 904 sqm approx









Price: \$1,350,000

Method: Sold Before Auction

Date: 11/10/2017

Rooms: -

Property Type: House (Res) Land Size: 847 sqm approx

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Agent Comments

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