

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

Property offered for sale

Address Including suburb and postcode

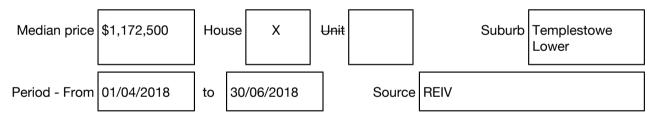
49 Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,050,000

Median sale price



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	17 Verene Av TEMPLESTOWE LOWER 3107	\$1,072,500	07/07/2018
2	6 Gisborne St BULLEEN 3105	\$1,050,000	10/03/2018
3	38 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,045,000	14/04/2018

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.

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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.







Rooms: Property Type: House Land Size: 818 sqm approx Agent Comments Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

Indicative Selling Price \$1,050,000 Median House Price June quarter 2018: \$1,172,500

Comparable Properties



17 Verene Av TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,072,500 Method: Auction Sale Date: 07/07/2018 Rooms: 7 Property Type: House (Res) Land Size: 659 sqm approx Agent Comments



6 Gisborne St BULLEEN 3105 (REI)



Price: \$1,050,000 Method: Auction Sale Date: 10/03/2018 Rooms: -Property Type: House (Res) Agent Comments



38 Waratah Dr TEMPLESTOWE LOWER 3107 Agent Comments



(REI)

Price: \$1,045,000 Method: Auction Sale Date: 14/04/2018 Rooms: 5 Property Type: House (Res) Land Size: 632 sqm approx

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