

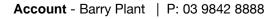
Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered	d for sale				
Including suburk	dress 31 Lawann o and code	a Drive, Temples	towe Vic 3106		
Indicative sellin	g price				
For the meaning o	f this price see co	nsumer.vic.gov.a	u/underquoting		
Range between	\$1,400,000	&	\$1,540,000		
Median sale pri	ce				
Median price \$	1,512,500 H	ouse X	Unit	Suburb	Templestowe
Period - From 0	1/07/2017 to	30/09/2017	Source	REIV	
Comparable pro	perty sales (*D	elete A or B be	elow as applica	ble)	
	nat the estate age			ne property for sale lers to be most con	
Address of comparable property				Price	Date of sale
1					
2					
3					
OR					
B* The estate	e agent or agent's	representative re	easonably believe	s that fewer than th	nree comparable

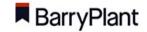
properties were sold within two kilometres of the property for sale in the last six months.







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**Indicative Selling Price** \$1,400,000 - \$1,540,000 **Median House Price** 

September quarter 2017: \$1,512,500



Rooms:

Property Type: House Land Size: 1148 sqm approx

**Agent Comments** 

## Comparable Properties



7 Aloha Gdns TEMPLESTOWE 3106 (REI)

Price: \$1,528,888 Method: Private Sale Date: 10/06/2017

Rooms: 6

Property Type: House (Res) Land Size: 1734 sqm approx

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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Agent Comments