

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 47AF of the Estate Agents Act 1980

Property offered for sale
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Address	29 Sassafras Drive, 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	\$860,000	&	\$930,000
		1	

#### Median sale price

Median price	\$1,041,750	Hou	ıse	Х	Unit		Suburb	Templestowe Lower
Period - From	01/10/2018	to	31/	12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	10 Newlyn Cl TEMPLESTOWE 3106	\$922,000	10/11/2018
2	20 Hotham St TEMPLESTOWE LOWER 3107	\$900,000	20/01/2019
3	26 Dellfield Dr TEMPLESTOWE LOWER 3107	\$870,000	29/01/2019

#### OR

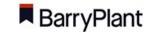
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





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**Indicative Selling Price** \$860,000 - \$930,000 **Median House Price** 

December quarter 2018: \$1,041,750



Rooms:

Property Type: House Land Size: 705 sqm approx

Agent Comments

## Comparable Properties

10 Newlyn CI TEMPLESTOWE 3106 (REI)

**---** 3

Price: \$922,000 Method: Auction Sale Date: 10/11/2018 Rooms: 7

Property Type: House (Res) Land Size: 670 sqm approx

**Agent Comments** 

20 Hotham St TEMPLESTOWE LOWER 3107

(REI)

Price: \$900.000 Method: Private Sale Date: 20/01/2019 Rooms: -

Property Type: House (Res) Land Size: 656 sqm approx

Agent Comments

**Agent Comments** 



Price: \$870,000 Method: Private Sale Date: 29/01/2019

Rooms: -

Property Type: House Land Size: 657 sqm approx

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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.

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