

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

91 Macedon Road, Templestowe Lower Vic 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,170,750

House

X

Suburb

Templestowe Lower

Period - From 01/01/2017

to

31/03/2017

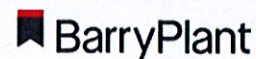
Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--|-------------|--------------|
| 22 Fairbank Cr TEMPLESTOWE LOWER 3107 | \$1,105,800 | 19/12/2016 |
| 41 Dellfield Dr TEMPLESTOWE LOWER 3107 | \$1,165,000 | 03/12/2016 |
| 6 Boonah Ct TEMPLESTOWE LOWER 3107 | \$1,105,000 | 11/03/2017 |

91 Macedon Road, Templestowe Lower Vic 3107



Jason Stepanow

9842 8888

0405 159 650

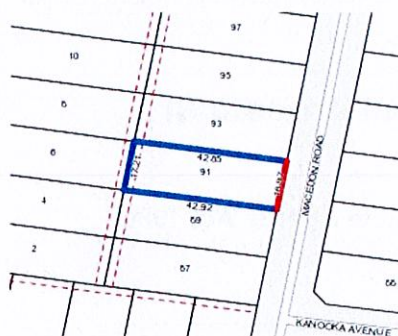
jstepanow@barryplant.com.au

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

March quarter 2017: \$1,170,750



5 2 2

Rooms:

Property Type: House

Land Size: 733

Agent Comments

Comparable Properties



22 Fairbank Cr TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

5 3 2

Price: \$1,105,800

Method: Private Sale

Date: 19/12/2016

Rooms: -

Property Type: House

Land Size: 658 sqm



41 Dellfield Dr TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

4 2 4

Price: \$1,165,000

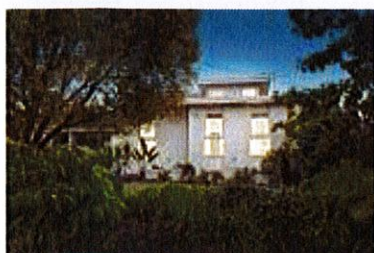
Method: Auction Sale

Date: 03/12/2016

Rooms: 7

Property Type: House (Res)

Land Size: 673 sqm



6 Boonah Ct TEMPLESTOWE LOWER 3107
(REI)

Agent Comments

5 3 2

Price: \$1,105,000

Method: Private Sale

Date: 11/03/2017

Rooms: 8

Property Type: House (Res)

Land Size: 728 sqm