

Jason Stepanow 9842 8888 0405 159 650 jstepanow@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              | 91 Macedon Road, Templestowe Lower Vic 3107 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |

#### Indicative selling price

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

| Range between | \$1,100,000     | &              | \$1,210,000   |  |
|---------------|-----------------|----------------|---------------|--|
|               | daerane i respa | THE SERVICE TO | Bay (1987) 11 |  |

#### Median sale price

| Median price  | \$1,170,750 | Н  | ouse   | Х     |       | Suburb | Templestowe Lower |
|---------------|-------------|----|--------|-------|-------|--------|-------------------|
| Period - From | 01/01/2017  | to | 31/03/ | ′2017 | Sourc | e 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.

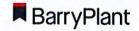
| Address of comparable property         | Price       | Date of sale |
|--|-------------|--------------|
| 22 Fairbank Cr TEMPLESTOWE LOWER 3107  | \$1,105,800 | 19/12/2016   |
| 41 Dellfield Dr TEMPLESTOWE LOWER 3107 | \$1,165,000 | 03/12/2016   |
| 6 Boonah Ct TEMPLESTOWE LOWER 3107     | \$1,105,000 | 11/03/2017   |

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**Indicative Selling Price** \$1,100,000 - \$1,210,000 **Median House Price** March quarter 2017: \$1,170,750









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Property Type: House Land Size: 733 **Agent Comments** 



## Comparable Properties



22 Fairbank Cr TEMPLESTOWE LOWER 3107

(REI/VG)







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)







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)







**Price:** \$1,105,000 Method: Private Sale Date: 11/03/2017

Rooms: 8

Property Type: House (Res) Land Size: 728 sqm

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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.

**Agent Comments** 

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