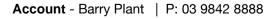


Michael Steenhuis (03) 9842 8888 0400 499 601 msteenhuis@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

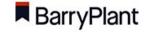
	Section 47AF of the Estate Agents Act											ents Act 1980	
Property offered	d for s	sale											
Address Including suburb and postcode		34 Marcus Road, Templestowe Lower Vic 3107											
Indicative sellin	g pric	ce											
For the meaning of	f this p	orice see	cons	sum	er.vic.gov.	.au/ι	ınc	lerquoting					
Range between	ge between \$1,440,000			&			\$1,480,000						
Median sale prid	ce												
Median price \$	1,152,	500	Hou	ıse	Х	Ur	hit				Suburb		mplestowe wer
Period - From 0	1/01/2	018	to	31/	/03/2018			Source	RE	ΞΙV			
Comparable pro	perty	sales	(*Del	lete	A or B b	elo	w a	as applica	able	<del>:</del> )			
	at the	estate a								•	•		the last six- arable to the
Address of com	parab	le prope	rty							F	Price		Date of sale
1													
2													
3													
OR													
								ably believe property for					e comparable nths.







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Indicative Selling Price \$1,440,000 - \$1,480,000 Median House Price March quarter 2018: \$1,152,500





Rooms:

**Property Type:** House (Res) **Land Size:** 385.60 sqm approx

**Agent Comments** 

## Comparable Properties



2a Arapilles Dr TEMPLESTOWE LOWER 3107

(VG)

**–** 4





Price: \$1,445,000 Method: Sale Date: 06/02/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 306 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