

## 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 2 25 Marcus Road, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

#### Median sale price

Median price \$758,750 House Unit X Suburb Templestowe Lower

Period - From 01/04/2019 to 30/06/2019 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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

2 25 Marcus Road, Templestowe Lower Vic 3107



Sam Kocuk  
(03) 9842 8888  
0419 311 222  
skocuk@barryplant.com.au



**Rooms:**  
**Property Type:** Unit  
**Land Size:** 261 sqm approx  
Agent Comments

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

June quarter 2019: \$758,750

## Comparable Properties

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.