

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

Address Including suburb and postcode

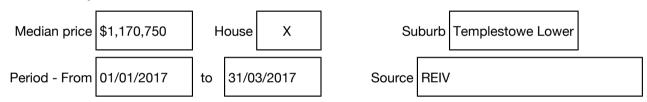
#### Indicative selling price

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

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Range between \$1,120,000

#### Median sale price



\$1,232,000

#### **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
5 Kelvinside Dr TEMPLESTOWE 3106	\$1,210,000	13/05/2017
11 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,200,000	20/05/2017
102 Dellfield Dr TEMPLESTOWE 3106	\$1,175,000	01/04/2017

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

propertydata

#### Generated: 26/05/2017 14:17

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.



5 Sophora Court, Templestowe Lower Vic 3107







Rooms: Property Type: House Land Size: 706 sqm Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,120,000 - \$1,232,000 Median House Price March quarter 2017: \$1,170,750

## **Comparable Properties**



5 Kelvinside Dr TEMPLESTOWE 3106 (REI)



Price: \$1,210,000 Method: Auction Sale Date: 13/05/2017 Rooms: 7 Property Type: House (Res) Land Size: 688 sqm



11 Lauri Ann St TEMPLESTOWE LOWER 3107 Agent Comments



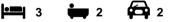
Price: \$1,200,000 Method: Auction Sale Date: 20/05/2017 Rooms: -Property Type: House (Res) Land Size: 701 sqm



102 Dellfield Dr TEMPLESTOWE 3106 (REI)

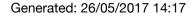
Agent Comments

Agent Comments



Price: \$1,175,000 Method: Auction Sale Date: 01/04/2017 Rooms: 5 Property Type: House (Res) Land Size: 677 sqm

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