

Robert Di Giulio 9842 8888 0428 273 739 rdigiulio@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 50 Caroline Drive, Templestowe Lower Vic 3107 Including suburb and postcode

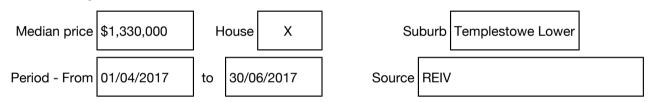
Indicative selling price

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

Range between \$1,250,000

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Median sale price



\$1,375,000

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
1 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,351,000	01/04/2017
60 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,290,000	29/04/2017
11 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,257,000	03/03/2017

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propertydata

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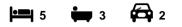
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



50 Caroline Drive, Templestowe Lower Vic 3107



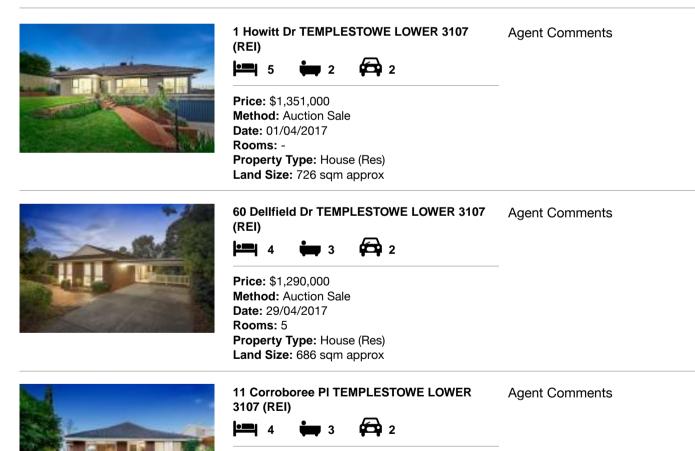




Rooms: Property Type: House Land Size: 717.2 sqm approx Agent Comments Robert Di Giulio 9842 8888 0428 273 739 rdigiulio@barryplant.com.au

Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price June quarter 2017: \$1,330,000

Comparable Properties



Price: \$1,257,000 Method: Auction Sale Date: 03/03/2017 Rooms: 9 Property Type: House (Res) Land Size: 706 sqm approx

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