

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	6 Shelley Court, Templestowe Vic 3106
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,055,000	Unit	X	Suburb	Templestowe
Period - From	01/04/2017	to	30/06/2017	Source	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
11 Huntingfield Dr DONCASTER EAST 3109	\$1,622,000	03/06/2017
1 Pepper Ct TEMPLESTOWE 3106	\$1,583,000	13/05/2017
6 Habitat Park Dr DONCASTER EAST 3109	\$1,500,000	03/06/2017

George Pangalos

03 9842 8888

0430 060 123

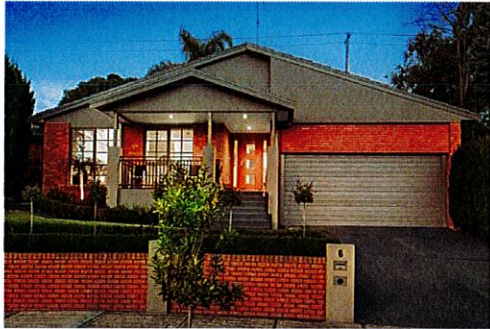
gpangalos@barryplant.com.au

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median Unit Price

June quarter 2017: \$1,055,000



 4  2  2

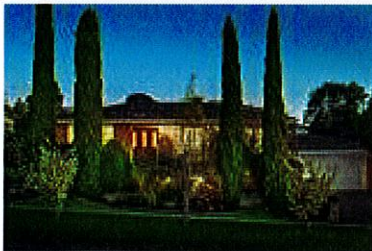
Rooms:

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



11 Huntingfield Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,622,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 785 sqm approx



1 Pepper Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,583,000

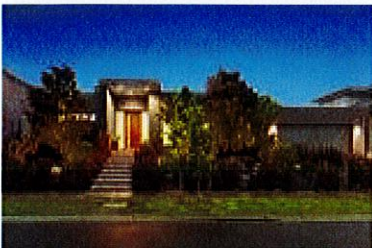
Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 781 sqm approx



6 Habitat Park Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 8

Property Type: House (Res)

Land Size: 625 sqm approx