

George Pangalos 03 9842 8888 0430 060 123 gpangalos@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

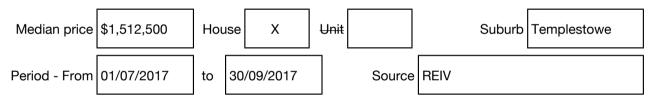
Address Including suburb and postcode

Indicative selling price

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

 Range between
 \$1,170,000
 &
 \$1,287,000

Median sale price



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	61 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,260,000	29/07/2017
2	40 Chalon Av TEMPLESTOWE LOWER 3107	\$1,225,000	07/07/2017
3	45 Mandella St TEMPLESTOWE 3106	\$1,170,000	01/07/2017

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.



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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.



2 Wallmah Close, Templestowe Vic 3106

BarryPlant

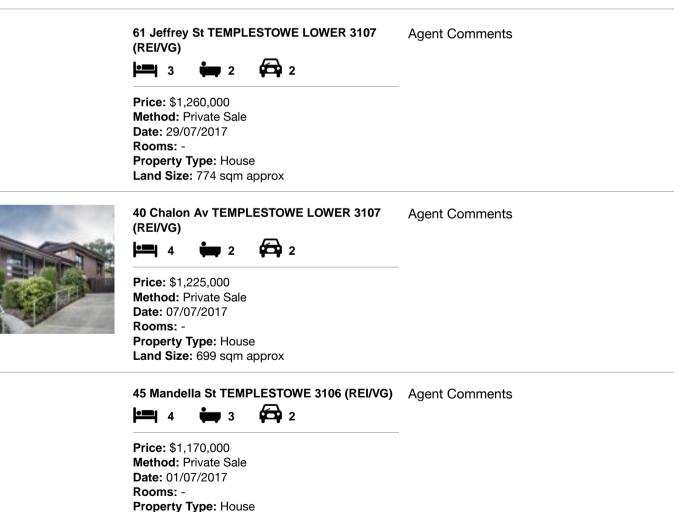




Rooms: Property Type: House Land Size: 655 sqm approx Agent Comments George Pangalos 03 9842 8888 0430 060 123 gpangalos@barryplant.com.au

Indicative Selling Price \$1,170,000 - \$1,287,000 Median House Price September quarter 2017: \$1,512,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888

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Land Size: 708 sqm approx

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