

Jonathan Kasapidis 03 9842 8888 0408 488 022 jkasapidis@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

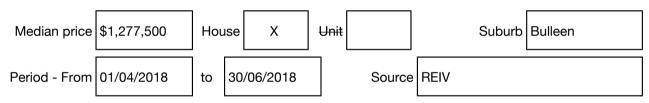
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#### Indicative selling price

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

 Range between
 \$1,080,000
 &
 \$1,188,000

#### 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	16 Greenwood St DONCASTER 3108	\$1,185,000	10/05/2018
2	4 Magnolia Dr TEMPLESTOWE LOWER 3107	\$1,120,000	05/05/2018
3	50 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,105,000	05/05/2018

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.

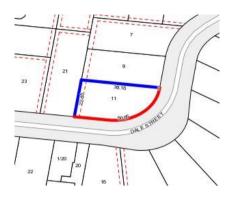
#### Account - Barry Plant | P: 03 9842 8888

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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. 11 Dale Street, Bulleen Vic 3105







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 764 sqm approx Agent Comments Jonathan Kasapidis 03 9842 8888 0408 488 022 jkasapidis@barryplant.com.au

Indicative Selling Price \$1,080,000 - \$1,188,000 Median House Price June quarter 2018: \$1,277,500

## **Comparable Properties**

	16 Greenwood St DONCASTER 3108 (REI/VG) 3 1 2	Agent Comments
	Price: \$1,185,000 Method: Private Sale Date: 10/05/2018 Rooms: - Property Type: House (Res) Land Size: 758 sqm approx	
No. Marco	4 Magnolia Dr TEMPLESTOWE LOWER 3107 (REI/VG) → 4 → 2 → 2 Price: \$1,120,000 Method: Auction Sale Date: 05/05/2018 Rooms: 7 Property Type: House (Res) Land Size: 668 sqm approx	Agent Comments
	50 Jeffrey St TEMPLESTOWE LOWER 3107 (REI/VG) 4 2 2 2 Price: \$1,105,000 Method: Auction Sale Date: 05/05/2018 Rooms: 6 Property Type: House (Res) Land Size: 759 sqm approx	Agent Comments

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