

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	275 Thompsons Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,330,000	Hou	se X	Unit		Suburb	Templestowe Lower
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	21 Rooney St TEMPLESTOWE LOWER 3107	\$1,385,000	13/05/2017
2	4 Michael St TEMPLESTOWE LOWER 3107	\$1,370,000	08/04/2017
3	38 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,350,000	12/08/2017

OR

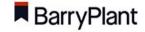
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





Generated: 24/09/2017 13:38







Rooms:

Property Type: House (Res) Land Size: 839 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 **Median House Price** June quarter 2017: \$1,330,000

Comparable Properties



21 Rooney St TEMPLESTOWE LOWER 3107

(REI/VG)

1 3

Price: \$1,385,000 Method: Auction Sale Date: 13/05/2017

Rooms: 7

Property Type: House (Res) Land Size: 745 sqm approx

Agent Comments



4 Michael St TEMPLESTOWE LOWER 3107

Price: \$1,370,000 Method: Auction Sale Date: 08/04/2017 Rooms: 6

Property Type: House (Res) Land Size: 743 sqm approx

Agent Comments



38 Caroline Dr TEMPLESTOWE LOWER 3107

(REI)

1 3

Agent Comments

Price: \$1,350,000 Method: Auction Sale Date: 12/08/2017 Rooms: -

Property Type: House (Res) Land Size: 725 sqm approx

Account - Barry Plant | P: 03 9842 8888





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.

Generated: 24/09/2017 13:38