

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@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

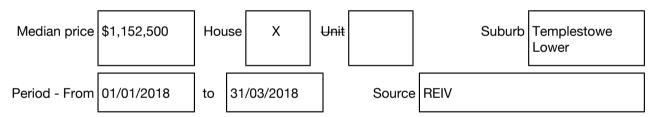
9 Eric Avenue, Templestowe Lower Vic 3107
 a

#### Indicative selling price

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

 Range between
 \$950,000
 &
 \$1,045,000

#### 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	24 Bilby St TEMPLESTOWE LOWER 3107	\$1,030,000	24/02/2018
2	41 Diane Cr VIEWBANK 3084	\$1,010,000	19/05/2018
3	8 Apex Cr BULLEEN 3105	\$980,000	28/04/2018

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.

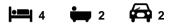
propertydata

#### Generated: 21/06/2018 15:18

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. 9 Eric Avenue, Templestowe Lower Vic 3107







Rooms: Property Type: House Land Size: 658 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price March quarter 2018: \$1,152,500

## **Comparable Properties**



24 Bilby St TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,030,000 Method: Sold Before Auction Date: 24/02/2018 Rooms: 8 Property Type: House (Res)



41 Diane Cr VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,010,000 Method: Private Sale Date: 19/05/2018 Rooms: 7 Property Type: House Land Size: 585 sqm approx

8 Apex Cr BULLEEN 3105 (REI)

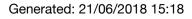


Agent Comments



Price: \$980,000 Method: Auction Sale Date: 28/04/2018 Rooms: -Property Type: House (Res) Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888





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