

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

17 Verene Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,152,500

House

X

Unit

Suburb

Templestowe
Lower

Period - From

01/01/2018

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	163 Swanston St TEMPLESTOWE LOWER 3107	\$1,080,000	03/03/2018
2	1 Mayfair Av TEMPLESTOWE LOWER 3107	\$1,055,000	05/05/2018
3	38 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,045,000	14/04/2018

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.

Robert Di Giulio

9842 8888

0428 273 739

rdigiulio@barryplant.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2018: \$1,152,500



 3  1  1

Rooms:

Property Type: House

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



163 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  4

Price: \$1,080,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 9

Property Type: House (Res)

Land Size: 648 sqm approx

1 Mayfair Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,055,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 727 sqm approx



38 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,045,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 632 sqm approx