

Robert Di Giulio 9842 8888 0428 273 739 rdigiulio@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	17 Verene Avenue, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### 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	Hou	use X	Unit			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.

Ad	dress 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.

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





Generated: 13/06/2018 09:27





**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** March quarter 2018: \$1,152,500



Rooms:

Property Type: House Land Size: 659 sqm approx

**Agent Comments** 

## Comparable Properties



163 Swanston St TEMPLESTOWE LOWER

3107 (REI)

**--** 3



Price: \$1,080,000 Method: Auction Sale Date: 03/03/2018 Rooms: 9

Property Type: House (Res) Land Size: 648 sqm approx

**Agent Comments** 

**Agent Comments** 

1 Mayfair Av TEMPLESTOWE LOWER 3107

(REI)

**--**3





Date: 05/05/2018 Rooms: 7 Property Type: House (Res)

Price: \$1,055,000 Method: Auction Sale

Land Size: 727 sqm approx

38 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,045,000 Method: Auction Sale Date: 14/04/2018

Rooms: 5

**-**3

Property Type: House (Res) Land Size: 632 sqm approx

Account - Barry Plant | P: 03 9842 8888





**Agent Comments** 

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: 13/06/2018 09:27