

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	124 Swanston Street, 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	\$1,150,000	&	\$1,265,000

Median sale price

Median price	\$1,170,750	Н	ouse X		Suburb	Templestowe Lower
Period - From	01/01/2017	to	31/03/2017	Source	e REI	V

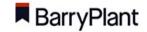
Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 England St BULLEEN 3105	\$1,207,000	22/04/2017
240 Manningham Rd TEMPLESTOWE LOWER 3107	\$1,200,000	19/12/2016
112 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,161,500	21/03/2017







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Indicative Selling Price \$1,150,000 - \$1,265,000 **Median House Price** March quarter 2017: \$1,170,750



Rooms:

Property Type: House Land Size: 673 sqm **Agent Comments**

Comparable Properties



5 England St BULLEEN 3105 (REI)





Price: \$1,207,000 Method: Auction Sale Date: 22/04/2017 Rooms: 6

Property Type: House (Res) Land Size: 607 sqm

240 Manningham Rd TEMPLESTOWE LOWER Agent Comments



3107 (REI)







Price: \$1,200,000 Method: Private Sale Date: 19/12/2016 Rooms: 6

Property Type: House (Res) Land Size: 636 sqm



112 Pleasant Rd TEMPLESTOWE LOWER 3107 Agent Comments







Method: Sold Before Auction

Date: 21/03/2017

Price: \$1,161,500

Rooms: -

Property Type: House (Res) Land Size: 655 sqm

Account - Barry Plant | P: 03 9842 8888





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Agent Comments