

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

7 Clays Court, Templestowe Vic 3106

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,460,000

&

\$1,606,000

Median sale price

Median price \$1,552,000

House X

Suburb Templestowe

Period - From 01/01/2017 to 31/03/2017

Source REIV

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
54 Tuckers Rd TEMPLESTOWE 3106	\$1,586,000	28/02/2017
254 Serpells Rd TEMPLESTOWE 3106	\$1,505,000	08/04/2017
8 Bindi CI TEMPLESTOWE 3106	\$1,475,000	13/05/2017

Tony Tuccitto

9842 8888

0407 144 390

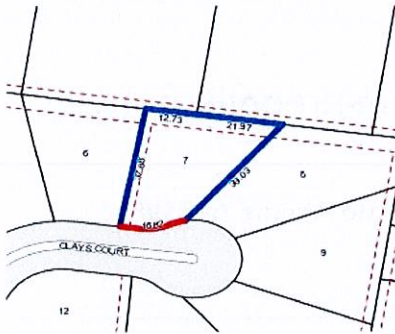
ttuccitto@barryplant.com.au

Indicative Selling Price

\$1,460,000 - \$1,606,000

Median House Price

March quarter 2017: \$1,552,000



 4  3  2

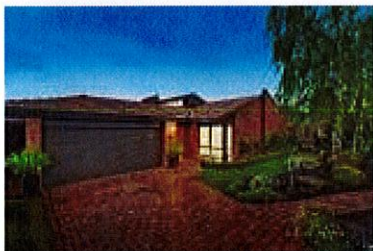
Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 896 sqm

Agent Comments

Comparable Properties



54 Tuckers Rd TEMPLESTOWE 3106 (VG)

Agent Comments

 4  -  -

Price: \$1,586,000

Method: Sale

Date: 28/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 798 sqm



254 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,505,000

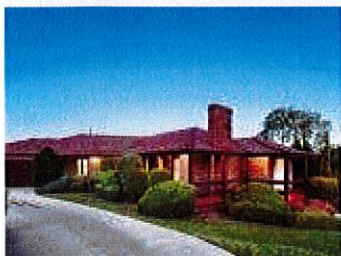
Method: Auction Sale

Date: 08/04/2017

Rooms: 9

Property Type: House (Res)

Land Size: 787 sqm



8 Bindi Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,475,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 11

Property Type: House (Res)

Land Size: 903 sqm