

Jason Stepanow 9842 8888 0405 159 650 jstepanow@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 sa

Address	347 Thompsons Road, 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	\$1,050,000	&	\$1,150,000

Median sale price

Median price	\$1,340,000	Hou	se X	Unit		Suburb	Templestowe Lower
Period - From	01/07/2017	to	30/09/2017		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 9 Esther St TEMPLESTOWE LOWER 3107 \$1,150,000 20/05/2017 2 5 Sophora Ct TEMPLESTOWE LOWER 3107 \$1,138,000 08/07/2017 3 25 Foote St TEMPLESTOWE LOWER 3107 \$1,100,000 19/10/2017

OR

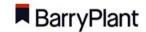
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** September quarter 2017: \$1,340,000





Comparable Properties



9 Esther St TEMPLESTOWE LOWER 3107

(REI) **--**3



Price: \$1,150,000 Method: Private Sale Date: 20/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments



5 Sophora Ct TEMPLESTOWE LOWER 3107 (REI)

--3





Price: \$1,138,000 Method: Auction Sale Date: 08/07/2017 Rooms: 9

Property Type: House (Res) Land Size: 706 sqm approx

Agent Comments



25 Foote St TEMPLESTOWE LOWER 3107

(REI)



Method: Sold Before Auction

Date: 19/10/2017 Rooms: 9

Price: \$1,100,000

Property Type: House (Res) Land Size: 799 sqm approx

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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.

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