

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 sa
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Address	1/2 Cypress 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	\$860,000	&	\$946,000
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#### Median sale price

Median price	\$925,020	Hou	se	Unit	Х	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Hazel Dr TEMPLESTOWE LOWER 3107	\$930,039	08/09/2017
2	8/12 Omar St TEMPLESTOWE LOWER 3107	\$920,000	12/09/2017
3	1/188 Foote St TEMPLESTOWE 3106	\$890,000	22/07/2017

#### OR

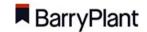
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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**Indicative Selling Price** \$860,000 - \$946,000 **Median Unit Price** September quarter 2017: \$925,020



Rooms:

Property Type: Townhouse

(Single)

Land Size: 329 sqm approx

**Agent Comments** 

## Comparable Properties



3 Hazel Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

Price: \$930,039 Method: Private Sale Date: 08/09/2017

Rooms: -

Property Type: Townhouse (Res)



8/12 Omar St TEMPLESTOWE LOWER 3107

(REI)

Price: \$920,000 Method: Auction Sale Date: 12/09/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



1/188 Foote St TEMPLESTOWE 3106 (REI)

Price: \$890,000 Method: Private Sale Date: 22/07/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

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