

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
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Address Including suburb and postcode	19 Bali Hi Boulevard, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

hange between \$350,000 \\ \alpha \\ \[\beta \]	Range between	\$950,000	&	\$1,045,000
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Median sale price

Median price	\$1,379,000	Ηοι	ıse X	Unit		S	uburb	Templestowe
Period - From	01/10/2018	to	31/12/2018		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.

Address of comparable property Price Date of sale 1 15 Corsican Av DONCASTER EAST 3109 \$1,050,000 23/03/2019

1	15 Corsican AV DONCASTER EAST 3109	\$1,050,000	23/03/2019
2	38 Pine Hill Dr DONCASTER EAST 3109	\$988,000	02/03/2019
3	8 Santa Rosa Blvd DONCASTER EAST 3109	\$955,000	04/03/2019

OR

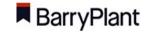
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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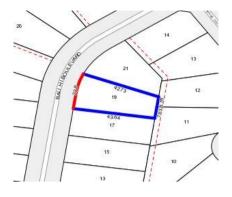
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Indicative Selling Price \$950,000 - \$1,045,000 Median House Price December quarter 2018: \$1,379,000



Property Type: House
Land Size: 830 sqm approx

Agent Comments



Comparable Properties



15 Corsican Av DONCASTER EAST 3109 (REI) Agent Comments

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Price: \$1,050,000 **Method:** Auction Sale **Date:** 23/03/2019

Rooms: 5

Property Type: House (Res) **Land Size:** 787 sqm approx



38 Pine Hill Dr DONCASTER EAST 3109 (REI)

Price: \$988,000 Method: Auction Sale Date: 02/03/2019 Rooms: 8

Property Type: House (Res)

Land Size: 839 sqm approx



8 Santa Rosa Blvd DONCASTER EAST 3109

(REI)

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Price: \$955,000 Method: Private Sale Date: 04/03/2019

Rooms: 7

Property Type: House (Res) Land Size: 788 sqm approx

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Agent Comments

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