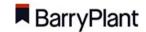
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale						
Inclu	ding suburb and	o i rompioi	31 Templemore Drive, Templestowe Vic 3106					
Indica	tive selling pr	ice						
For the	meaning of this	price see co	nsumer.vic.gov.au	ı/underquo	ting			
Range between \$1,425,000 &				\$1,525,0	000			
Media	n sale price							
Medi	ian price \$1,650),000 F	Property Type Hou	ıse	Sub	ourb Temples	stowe	
Period - From 01/01/2021 to 31/03/2021 Source RE				ource REI	V			
Compa	arable propert	y sales (*D	elete A or B bel	ow as ap _l	plicable)			
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 Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Range between \$1,425,000 & \$1,525,000 Median sale price Median price \$1,650,000 Property Type House Suburb Templestowe Period - From 01/01/2021 to 31/03/2021 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 a months that the estate agent or agent's representative considers to be most comparable property for sale. Address of comparable property Price 1 2 3 OR B* The estate agent or agent's representative reasonably believes that fewer than three properties were sold within two kilometres of the property for sale in the last six months.			Date of sale					
1								
2								
3								
OR								
B*		-	-	-			-	
This Statement of Information was prepared on:					01/07/2021 11:34			





Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,425,000 - \$1,525,000 **Median House Price** March quarter 2021: \$1,650,000

Property Type: House Land Size: 891 sqm approx **Agent Comments**



Comparable Properties

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



