

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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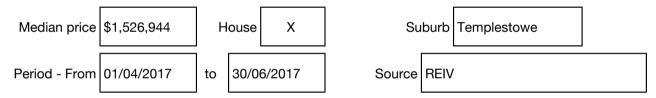
Address	4 Wynnewood Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

Median sale price



Comparable property sales

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







Rooms:

Property Type: House Land Size: 862 sqm approx

Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 **Median House Price** June quarter 2017: \$1,526,944

Comparable Properties



4 Larnaca Ct TEMPLESTOWE 3106 (REI/VG)

Price: \$2,150,000 Method: Auction Sale Date: 08/04/2017 Rooms: 11

Property Type: House (Res) Land Size: 795 sqm approx

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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Agent Comments