

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 53 Fyfe Drive, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

#### Median sale price

Median price \$1,330,000 House X Unit Suburb Templestowe Lower

Period - From 01/04/2017 to 30/06/2017 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	35 Bordeaux St DONCASTER 3108	\$1,430,000	10/12/2016
2	7 Board St DONCASTER 3108	\$1,388,000	22/04/2017
3	11 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,360,000	30/03/2017

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.

Mark Di Giulio  
9842 8888  
0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

June quarter 2017: \$1,330,000



**Rooms:**

**Property Type:** House

**Land Size:** 648 sqm approx

Agent Comments

## Comparable Properties



**35 Bordeaux St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 10/12/2016

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**7 Board St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,388,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 663 sqm approx



**11 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)** Agent Comments



**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 30/03/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 650 sqm approx