

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

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

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	Hou	se 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.

Add	dress 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.

Account - Barry Plant | P: 03 9842 8888



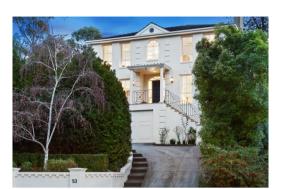


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Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price June quarter 2017: \$1,330,000





Rooms:

Property Type: House **Land Size:** 648 sqm approx

Agent Comments

Comparable Properties



35 Bordeaux St DONCASTER 3108 (REI)

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6 2

Price: \$1,430,000 **Method:** Auction Sale **Date:** 10/12/2016

Rooms: 7

Property Type: House (Res) **Land Size:** 655 sqm approx

Agent Comments



7 Board St DONCASTER 3108 (REI)

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Price: \$1,388,000 **Method:** Auction Sale **Date:** 22/04/2017

Rooms: -

Property Type: House (Res) Land Size: 663 sqm approx

Agent Comments



11 Olympus Dr TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,360,000 Method: Private Sale Date: 30/03/2017 Rooms: 5

Property Type: House Land Size: 650 sqm approx Agent Comments

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