

Jim Kapsalis 03 9842 8888 0488 837 653 jkapsalis@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

Address 3/119 Parker Street, Templestowe Vic 3106 Including suburb and postcode

#### Indicative selling price

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

 Range between \$700,000
 & \$770,000

 Median sale price
 Unit
 X
 Suburb

 Median price \$897,500
 Unit
 X
 Suburb

 Period - From 01/01/2017
 to
 31/03/2017
 Source
 REIV

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/45 John St TEMPLESTOWE LOWER 3107	\$755,000	25/02/2017
4/22-24 Foote St TEMPLESTOWE LOWER 3107	\$740,100	18/02/2017
2/2a Macrobertson St TEMPLESTOWE LOWER 3107	\$700,000	17/06/2017

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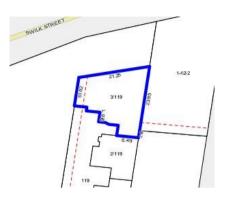
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## BarryPlant





Rooms: Property Type: Unit Agent Comments Jim Kapsalis 03 9842 8888 0488 837 653 jkapsalis@barryplant.com.au

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price March quarter 2017: \$897,500

### **Comparable Properties**



4/45 John St TEMPLESTOWE LOWER 3107 (REI/VG)



Price: \$755,000 Method: Auction Sale Date: 25/02/2017 Rooms: 6 Property Type: Unit Land Size: 265 sqm approx



4/22-24 Foote St TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$740,100 Method: Auction Sale Date: 18/02/2017 Rooms: -Property Type: Unit



2/2a Macrobertson St TEMPLESTOWE LOWER Agent Comments 3107 (REI)



Price: \$700,000 Method: Auction Sale Date: 17/06/2017 Rooms: 6 Property Type: Unit Land Size: 284 sqm approx

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Agent Comments