

Michael Steenhuis (03) 9842 8888 0400 499 601 msteenhuis@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 Including suburb and postcode

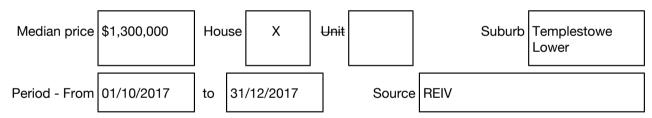
18 Ranleigh Rise, Templestowe Lower Vic 3107
 a

Indicative selling price

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

 Range between
 \$1,480,000
 &
 \$1,550,000

Median sale price



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	4 Tudor Rd DONCASTER 3108	\$1,540,500	09/09/2017
2	11 Oak Cr TEMPLESTOWE LOWER 3107	\$1,506,000	11/11/2017
3	6 Benalong Ct DONCASTER 3108	\$1,500,000	28/10/2017

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.

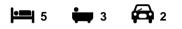
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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: House Land Size: 876 sqm approx Agent Comments Michael Steenhuis (03) 9842 8888 0400 499 601 msteenhuis@barryplant.com.au

Indicative Selling Price \$1,480,000 - \$1,550,000 Median House Price December quarter 2017: \$1,300,000

Comparable Properties



4 Tudor Rd DONCASTER 3108 (REI)



Price: \$1,540,500 Method: Auction Sale Date: 09/09/2017 Rooms: -Property Type: House (Res) Land Size: 726 sqm approx Agent Comments



11 Oak Cr TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,506,000 Method: Auction Sale Date: 11/11/2017 Rooms: -Property Type: House (Res) Land Size: 669 sqm approx



6 Benalong Ct DONCASTER 3108 (REI)



Price: \$1,500,000 Method: Auction Sale Date: 28/10/2017 Rooms: -Property Type: House (Res) Land Size: 788 sqm approx Agent Comments

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REIV 🗧 propertydata

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