

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

Indicative selling price

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

Median sale price

Median price	\$1,340,000	Hou	se X	Unit		Suburb	Templestowe Lower
Period - From	01/07/2017	to	30/09/2017		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 50 Caroline Dr TEMPLESTOWE LOWER 3107 \$1,400,000 26/08/2017 2 \$1,381,000 91 Macedon Rd TEMPLESTOWE LOWER 3107 27/05/2017 3

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



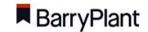


25 Fyfe Dr TEMPLESTOWE LOWER 3107

\$1,350,000

17/05/2017

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Indicative Selling Price \$1,343,000 **Median House Price**

September quarter 2017: \$1,340,000



Property Type: House Land Size: 648 sqm approx

Agent Comments



Comparable Properties



(REI)

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Price: \$1,400,000 Method: Auction Sale Date: 26/08/2017 Rooms: 11

Property Type: House (Res) Land Size: 717 sqm approx

Agent Comments



91 Macedon Rd TEMPLESTOWE LOWER 3107 Agent Comments

(REI)

-- 5

Rooms: 10

Price: \$1,381,000 Method: Auction Sale Date: 27/05/2017

Property Type: House (Res) Land Size: 733 sqm approx

25 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

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Price: \$1,350,000 Method: Private Sale Date: 17/05/2017

Rooms: -

Property Type: House Land Size: 650 sqm approx

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