

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

3 Berwyn Crescent, Templestowe Vic 3106

Indicative selling price

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

Single price \$2,900,000

Median sale price

Median price \$1,512,500

House

X

Unit

Suburb Templestowe

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		
2		
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.

Jim Kapsalis

03 9842 8888

0488 837 653

jkapsalis@barryplant.com.au

Indicative Selling Price

\$2,900,000

Median House Price

September quarter 2017: \$1,512,500



 4  3  3

Rooms:

Property Type: House (Res)

Land Size: 4066 sqm approx

Agent Comments

Comparable Properties



39 Edwin Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 1  1  -

Price: \$3,000,000

Method: Private Sale

Date: 26/05/2017

Rooms: -

Property Type: Land (Res)

Land Size: 4000 sqm approx

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.