

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

33 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,738,894

Property Type

House

Suburb

Templestowe

Period - From

01/04/2024

to

30/06/2024

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	45 Rooney St TEMPLESTOWE LOWER 3107	\$1,220,000	20/06/2024
2	2 Selwyn Ct TEMPLESTOWE 3106	\$1,175,000	17/06/2024
3	14 Morang Av TEMPLESTOWE LOWER 3107	\$1,195,000	19/04/2024

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.~~

This Statement of Information was prepared on:

05/08/2024 11:36



 4  2  1

Property Type: House (Res)

Land Size: 817 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000

Median House Price

June quarter 2024: \$1,738,894

Comparable Properties



45 Rooney St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,220,000

Method: Private Sale

Date: 20/06/2024

Property Type: House (Res)

Land Size: 745 sqm approx



2 Selwyn Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,175,000

Method: Private Sale

Date: 17/06/2024

Property Type: House (Res)

Land Size: 881 sqm approx



14 Morang Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  2  1

Price: \$1,195,000

Method: Sold Before Auction

Date: 19/04/2024

Property Type: House (Res)

Land Size: 750 sqm approx

Account - Barry Plant | P: 03 9842 8888