

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	1/100 Wood Street, Templestowe Vic 3106
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Indicative selling price

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

Single price	\$835,000
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Median sale price

Median price	\$950,000	Property Type	Unit	Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024	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	1/413 Church Rd TEMPLESTOWE 3106	\$850,000	20/01/2025
2	4/7 Serpells Rd TEMPLESTOWE 3106	\$760,000	08/10/2024
3	12/222 Williamsons Rd DONCASTER 3108	\$740,000	16/08/2024

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:	03/02/2025 08:54
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1/100 Wood Street, Templestowe Vic 3106



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$835,000

Median Unit Price

December quarter 2024: \$950,000

2 1 2

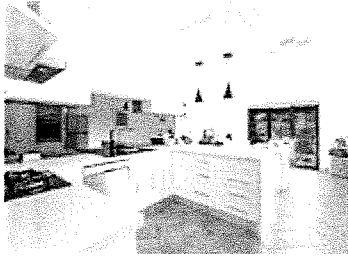
Property Type: House (Res)

Land Size: 190 sqm approx

Agent Comments



Comparable Properties



1/413 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments

2 2 1

Price: \$850,000

Method: Private Sale

Date: 20/01/2025

Property Type: Unit

Land Size: 280 sqm approx



4/7 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 08/10/2024

Property Type: Unit



12/222 Williamsons Rd DONCASTER 3108 (REI)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 16/08/2024

Property Type: Townhouse (Res)

Land Size: 1437 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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