

# 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

7/106 Wood Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$649,000

### Median sale price

Median price

\$1,120,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

01/10/2021

to

30/09/2022

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	6/116 Parker St TEMPLESTOWE 3106	\$700,000	16/09/2021
2	2/66 Waratah Dr TEMPLESTOWE LOWER 3107	\$675,000	20/05/2022
3	4/106 Wood St TEMPLESTOWE 3106	\$670,000	11/07/2021

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:

01/10/2022 17:19



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**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$649,000

**Median Townhouse Price**

01/10/2021 - 30/09/2022: \$1,120,000

## Comparable Properties

**6/116 Parker St TEMPLESTOWE 3106 (VG)**

**Agent Comments**

2 - -

**Price:** \$700,000

**Method:** Sale

**Date:** 16/09/2021

**Property Type:** Flat/Unit/Apartment (Res)

**2/66 Waratah Dr TEMPLESTOWE LOWER 3107 (VG)**

**Agent Comments**

2 - -

**Price:** \$675,000

**Method:** Sale

**Date:** 20/05/2022

**Property Type:** Flat/Unit/Apartment (Res)

**4/106 Wood St TEMPLESTOWE 3106 (VG)**

**Agent Comments**

2 - -

**Price:** \$670,000

**Method:** Sale

**Date:** 11/07/2021

**Property Type:** Flat/Unit/Apartment (Res)