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

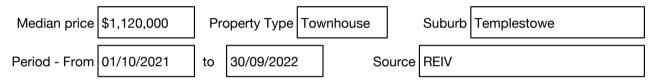
7/106 Wood Street, Templestowe Vic 3106

Indicative selling price

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Single price \$649,000

Median sale price



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



McGrath





Property Type: Townhouse Agent Comments Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

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)



Price: \$700,000 Method: Sale Date: 16/09/2021 Property Type: Flat/Unit/Apartment (Res)

2/66 Waratah Dr TEMPLESTOWE LOWER 3107 Agent Comments (VG)



Price: \$675,000 Method: Sale Date: 20/05/2022 Property Type: Flat/Unit/Apartment (Res)

4/106 Wood St TEMPLESTOWE 3106 (VG)

Agent Comments

Agent Comments



Price: \$670,000 Method: Sale Date: 11/07/2021 Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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