## 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

15 Wagon Road, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,880,000		&		\$2,068,000			
Median sale p	rice							
Median price	\$1,602,500	Pro	operty Type	Hous	se		Suburb	Templestowe
Period - From	28/09/2020	to	27/09/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	36 Newmans Rd TEMPLESTOWE 3106	\$2,050,000	20/05/2021
2	7 Noral Ct TEMPLESTOWE 3106	\$1,920,000	31/07/2021
3	4 Matisse Dr TEMPLESTOWE 3106	\$1,900,000	26/06/2021

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:

28/09/2021 15:07





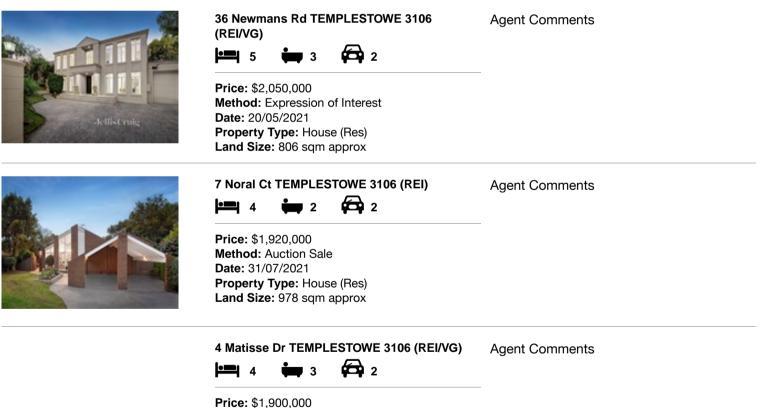




**Property Type:** House Land Size: 800 sqm approx Agent Comments 9842 1477 0437 563 902 wzhu@philipwebb.com.au Indicative Selling Price

\$1,880,000 - \$2,068,000 Median House Price 28/09/2020 - 27/09/2021: \$1,602,500

# **Comparable Properties**



Price: \$1,900,000 Method: Auction Sale Date: 26/06/2021 Property Type: House (Res) Land Size: 596 sqm approx

#### Account - Philip Webb



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.