

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 consumer.vic.gov.au/underquoting

Range between \$1,880,000 & \$2,068,000

Median sale price

Median price \$1,602,500 Property Type House Suburb Templestowe

Period - From 28/09/2020 to 27/09/2021 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	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



PhilipWebb

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Indicative Selling Price

\$1,880,000 - \$2,068,000

Median House Price

28/09/2020 - 27/09/2021: \$1,602,500



Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



36 Newmans Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$2,050,000

Method: Expression of Interest

Date: 20/05/2021

Property Type: House (Res)

Land Size: 806 sqm approx



7 Noral Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,920,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 978 sqm approx

4 Matisse Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,900,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 596 sqm approx

Account - Philip Webb



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