

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

21 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,000,000

Median sale price

Median price \$1,526,944

House

X

Unit

Suburb Templestowe

Period - From 01/04/2017

to

30/06/2017

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	17 Kelvinside Dr TEMPLESTOWE 3106	\$1,039,000	06/04/2017
2	30 Lowan Av TEMPLESTOWE LOWER 3107	\$975,000	20/05/2017
3	2/18 Sunhill Rd TEMPLESTOWE LOWER 3107	\$965,000	02/09/2017

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.~~



 4  2  2

Rooms:
Property Type: House
Land Size: 520 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000
Median House Price
 June quarter 2017: \$1,526,944

Comparable Properties



17 Kelvinside Dr TEMPLESTOWE 3106
 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,039,000
Method: Private Sale
Date: 06/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 619 sqm approx



30 Lowan Av TEMPLESTOWE LOWER 3107
 (REI/VG)

Agent Comments

 3  2  3

Price: \$975,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 451 sqm approx



2/18 Sunhill Rd TEMPLESTOWE LOWER 3107
 (REI)

Agent Comments

 4  2  2

Price: \$965,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: House (Res)