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

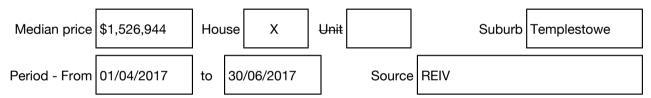
21 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,000,000

Median sale price



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.

Account - Woodards | P: 03 9841 4433 | F: 03 9841 7811

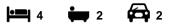
propertydata

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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.







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)



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

30 Lowan Av TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



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 Agent Comments (REI)



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

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