

# 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 81 Wood Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,480,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2024 to 30/09/2024 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	20 Cavendish Dr TEMPLESTOWE LOWER 3107	\$1,380,000	20/11/2024
2	8 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,490,000	08/11/2024
3	29 Sassafras Dr TEMPLESTOWE LOWER 3107	\$1,450,000	03/08/2024

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: 26/11/2024 14:05

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**Property Type:** House  
**Land Size:** 323 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,480,000  
**Median House Price**  
September quarter 2024: \$1,360,000

## Comparable Properties



**20 Cavendish Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

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**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 356 sqm approx



**8 Corroboree PI TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

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**Price:** \$1,490,000  
**Method:** Private Sale  
**Date:** 08/11/2024  
**Property Type:** House  
**Land Size:** 363 sqm approx



**29 Sassafra Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

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**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 278 sqm approx

Account - Barry Plant | P: 03 9842 8888



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