

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

3/65 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Templestowe

Period - From 01/01/2021

to 31/03/2021

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	1/25 Glendale Av TEMPLESTOWE 3106	\$859,000	18/03/2021
2	1/24 Parker St TEMPLESTOWE LOWER 3107	\$840,000	23/02/2021
3	2/105 Atkinson St TEMPLESTOWE 3106	\$880,000	23/02/2021

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:

25/05/2021 22:23

3/65 Wood Street, Templestowe Vic 3106



PhilipWebb

Harry Fares

9842 1477

0458 766 958

hfares@philipwebb.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2021: \$850,000



3 2

Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



1/25 Glendale Av TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$859,000

Method: Private Sale

Date: 18/03/2021

Rooms: 6

Property Type: Flat/Unit/Apartment (Res)



1/24 Parker St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

3 - -

Price: \$840,000

Method: Sale

Date: 23/02/2021

Property Type: Flat/Unit/Apartment (Res)



2/105 Atkinson St TEMPLESTOWE 3106 (VG)

Agent Comments

3 - -

Price: \$880,000

Method: Sale

Date: 23/02/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb