

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

1/73 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$996,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/10/2020

to

31/12/2020

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	3 Rosemary St TEMPLESTOWE LOWER 3107	\$1,000,000	13/03/2021
2	2/15 Ashford St TEMPLESTOWE LOWER 3107	\$968,000	16/02/2021
3			

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:

10/04/2021 13:45



Property Type: Townhouse (Single)

Land Size: 287 sqm approx

Agent Comments

Comparable Properties

3 Rosemary St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,000,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 366 sqm approx



2/15 Ashford St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$968,000

Method: Private Sale

Date: 16/02/2021

Property Type: Townhouse (Single)

Land Size: 215 sqm approx

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.