Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	1/73 Wood Street, Templestowe Vic 3106
Including suburb and	
postcode	
postcode	

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	Pro	pperty Type Un	it		Suburb	Templestowe
Period - From	01/10/2020	to	31/12/2020	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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			

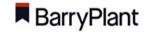
OR

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



Date of sale



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$996,000 Median Unit Price

December quarter 2020: \$850,000

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Property Type: Townhouse

(Single)

Land Size: 287 sqm approx

Agent Comments

Comparable Properties

3 Rosemary St TEMPLESTOWE LOWER 3107

(REI)





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)

3





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.

Account - Barry Plant | P: 03 9842 8888





Agent Comments

Agent Comments