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

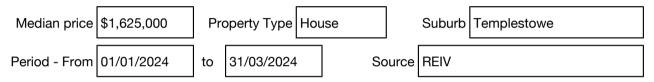
33 Wood Street, Templestowe Vic 3106

Indicative selling price

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Single price \$1,490,000

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	44 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,291,000	04/03/2024
2	94 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,150,000	16/03/2024
3	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023

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:

17/04/2024 14:54



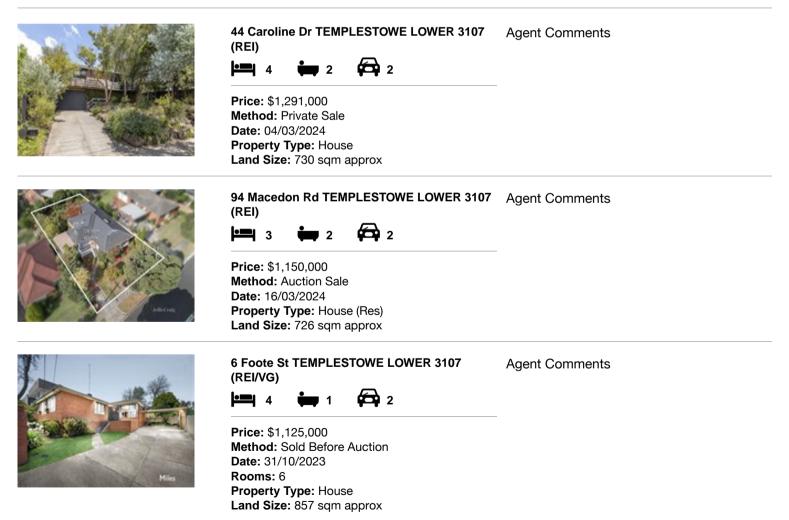






Property Type: House Land Size: 817 sqm approx Agent Comments Indicative Selling Price \$1,490,000 Median House Price March quarter 2024: \$1,625,000

Comparable Properties



Account - Barry Plant | P: (03) 9431 1243





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