

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 Wynnewood Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,683,500

Property Type House

Suburb Templestowe

Period - From 01/01/2021

to 31/12/2021

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	12 Aloha Gdns TEMPLESTOWE 3106	\$1,742,500	27/11/2021
2	3 Forest Ct TEMPLESTOWE 3106	\$1,698,000	29/10/2021
3	2 Bantry Gr TEMPLESTOWE 3106	\$1,660,000	23/10/2021

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:

02/02/2022 08:28



Rooms: 10
Property Type: House
Land Size: 667.172 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending December 2021: \$1,683,500

Comparable Properties



12 Aloha Gdns TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,742,500
Method: Auction Sale
Date: 27/11/2021
Property Type: House
Land Size: 795 sqm approx



3 Forest Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,698,000
Method: Sold Before Auction
Date: 29/10/2021
Property Type: House (Res)
Land Size: 653 sqm approx



2 Bantry Gr TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)
Land Size: 784 sqm approx

Account - Philip Webb