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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,683,500	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ad	dress 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



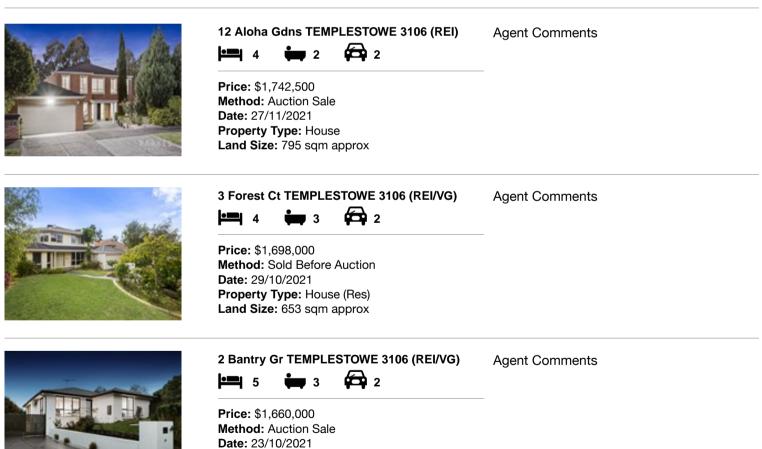






Rooms: 10 Property Type: House Land Size: 667.172 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price Year ending December 2021: \$1,683,500

Comparable Properties



Account - Philip Webb



Propertydata

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Property Type: House (Res) Land Size: 784 sqm approx

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