

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

4 Wyena Way, Templestowe VIC 3106

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,580,000

Median sale priceMedian price

\$1,651,000

Property type

House

Suburb

Templestowe

Period - From

APRIL 21

to

JUNE 21

Source

REIV

Comparable property sales

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 Matisse Drive, Templestowe	\$ 1,500,000	18/08/21
2 5 Valencia Terrace, Templestowe	\$ 1,481,000	24/06/21
3 12 Peter-Budge Avenue, Templestowe	\$ 1,455,000	22/05/21

This Statement of Information was prepared on:

13/10/21

Comparable properties



\$1,500,000

44 Matisse Drive, Templestowe, Victoria

DATE: 18/08/21

PROPERTY TYPE: HOUSE

 4  2
 2  795 sqm



\$1,481,000

5 Valencia Terrace, Templestowe, Victoria

DATE: 24/06/21

PROPERTY TYPE: HOUSE

 4  2
 2  816 sqm





\$1,455,000

12 Peter-Budge, Templestowe, Victoria

DATE: 22/05/21

PROPERTY TYPE: HOUSE

 4  2
 3  737 sqm x

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Our Difference



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21 days on market



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