

# 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

39-41 Websters Road, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000

&

\$2,200,000

### Median sale price

Median price \$1,405,000

Property Type House

Suburb Templestowe

Period - From 01/10/2020

to 31/12/2020

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	7 Clematis Ct WARRANDYTE 3113	\$2,200,000	04/03/2021
2	5 Bamfield CI TEMPLESTOWE 3106	\$2,200,000	03/12/2020
3	9 Oakland Dr WARRANDYTE 3113	\$2,100,000	20/10/2020

**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:

06/04/2021 09:54



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**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 4014 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,200,000  
**Median House Price**  
December quarter 2020: \$1,405,000

## Comparable Properties



**7 Clematis Ct WARRANDYTE 3113 (REI)**

**Agent Comments**

 6    3    4

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 04/03/2021  
**Property Type:** House (Res)  
**Land Size:** 4007 sqm approx



**5 Bamfield Ct TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

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**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 03/12/2020  
**Property Type:** House (Res)  
**Land Size:** 4050 sqm approx



**9 Oakland Dr WARRANDYTE 3113 (REI)**

**Agent Comments**

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**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 20/10/2020  
**Property Type:** House (Res)  
**Land Size:** 3974 sqm approx