

## 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

75 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)

Single price \$1,780,000

### Median sale price

Median price \$1,800,000

Property Type House

Suburb Templestowe

Period - From 01/04/2023

to 30/06/2023

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 | 2 Marist PI TEMPLESTOWE 3106   | \$2,405,000 | 28/06/2023   |
| 2 | 4 Marist PI TEMPLESTOWE 3106   | \$2,360,000 | 28/06/2023   |
| 3 | 8 Marist PI TEMPLESTOWE 3106   | \$2,025,000 | 01/08/2023   |

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:

03/10/2023 11:33

75 Websters Road, Templestowe Vic 3106



first  
national  
REAL ESTATE | Bill Schlink

Isaac Fakhri

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**Indicative Selling Price**

\$1,780,000

**Median House Price**

June quarter 2023: \$1,800,000

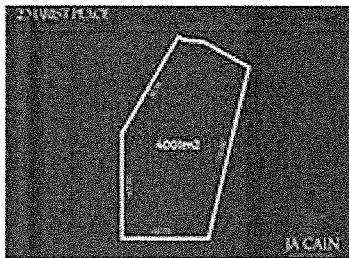


**Property Type:** Land

**Land Size:** 4006 sqm approx

**Agent Comments**

## Comparable Properties



**2 Marist PI TEMPLESTOWE 3106 (REI)**

**Agent Comments**



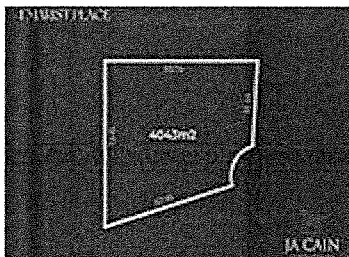
**Price:** \$2,405,000

**Method:** Private Sale

**Date:** 28/06/2023

**Property Type:** Land (Res)

**Land Size:** 4001 sqm approx



**4 Marist PI TEMPLESTOWE 3106 (REI)**

**Agent Comments**



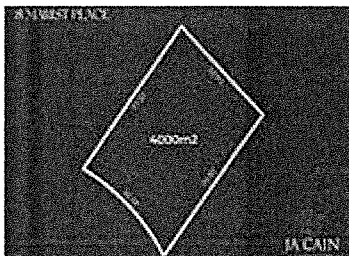
**Price:** \$2,360,000

**Method:** Private Sale

**Date:** 28/06/2023

**Property Type:** Land (Res)

**Land Size:** 4043 sqm approx



**8 Marist PI TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$2,025,000

**Method:** Private Sale

**Date:** 01/08/2023

**Property Type:** Land (Res)

**Land Size:** 4000 sqm approx

**Account - Bill Schlink First National** | P: 03 9846 2111 | F: 03 9846 5241



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