Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Address	95A Wood Street, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
---------------------------	---	-------------

Median sale price

Median price	\$1,702,000	Pro	perty Type	louse		Suburb	Templestowe
Period - From	01/07/2022	to	30/09/2022	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	46 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,110,000	22/10/2022
2	5a Hakea St TEMPLESTOWE 3106	\$1,070,000	02/07/2022
3			

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:	07/11/2022 15:10



Date of sale







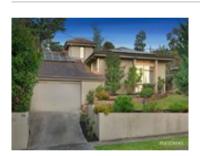
Property Type: House Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**

September quarter 2022: \$1,702,000

Comparable Properties



46 Delifield Dr TEMPLESTOWE LOWER 3107

(REI) **--**4

Price: \$1,110,000 Method: Auction Sale Date: 22/10/2022

Property Type: House (Res) Land Size: 650 sqm approx

5a Hakea St TEMPLESTOWE 3106 (REI/VG) **=**3

Price: \$1,070,000 Method: Auction Sale Date: 02/07/2022

Property Type: Townhouse (Res) Land Size: 410 sqm approx

Agent Comments

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



