#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode 2/84 Wood Street, Templestowe Vic 3106

#### Indicative selling price

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

Range between \$895,000 & \$980,000

#### Median sale price

Median price	\$995,000	Pro	perty Type	Townhou	ouse	Suburb	Templestowe
Period - From	15/04/2024	to	14/04/2025		Source	Property	<sup>,</sup> Data

### 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

	areas or comparable property	1 1100	Date of Sale
1	2/85 Atkinson St TEMPLESTOWE 3106	\$995,000	25/02/2025
2	5/325 Thompsons Rd TEMPLESTOWE LOWER 3107	\$910,000	05/12/2024
3	6/26 Foote St TEMPLESTOWE LOWER 3107	\$1,060,000	30/10/2024

#### 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:	15/04/2025 16:35



Date of sale



Jack Treacey 0432 696 048 jtreacey@barryplant.com.au

**Indicative Selling Price** \$895,000 - \$980,000 **Median Townhouse Price** 15/04/2024 - 14/04/2025: \$995,000





Property Type: Townhouse Land Size: 171sqm sqm approx

**Agent Comments** 

## Comparable Properties



2/85 Atkinson St TEMPLESTOWE 3106 (REI)

Price: \$995,000 Method: Private Sale Date: 25/02/2025

Property Type: Townhouse (Single) Land Size: 139 sqm approx

**Agent Comments** 



5/325 Thompsons Rd TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$910,000

Method: Sold Before Auction

Date: 05/12/2024

Property Type: Townhouse (Res) Land Size: 227 sqm approx

Agent Comments











Price: \$1,060,000 Method: Private Sale Date: 30/10/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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