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	46 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	\$890,000	&	\$979,000

Median sale price

Median price	\$1,680,888	Hou	ise X	Unit		Suburb	Templestowe
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

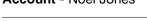
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	74 Hawtin St TEMPLESTOWE 3106	\$985,000	17/11/2018
2	14 Kelvinside Dr TEMPLESTOWE 3106	\$980,000	23/08/2018
3	8 Galli Ct TEMPLESTOWE LOWER 3107	\$959.000	13/10/2018

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.





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Property Type: House (Res) Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$979,000 **Median House Price** September guarter 2018: \$1,680,888

Comparable Properties



74 Hawtin St TEMPLESTOWE 3106 (REI)







Price: \$985.000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Agent Comments



14 Kelvinside Dr TEMPLESTOWE 3106

(REI/VG)





Price: \$980,000 Method: Private Sale Date: 23/08/2018 Rooms: 6

Property Type: House Land Size: 662 sqm approx Agent Comments



8 Galli Ct TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$959,000 Method: Auction Sale Date: 13/10/2018

Rooms: -

Property Type: House (Res) Land Size: 771 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472





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