# 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

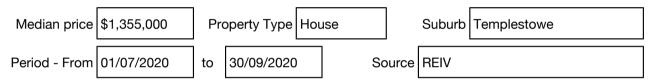
5 Woodlands Edge Road, Templestowe Vic 3106

#### Indicative selling price

	consumer.vic.gov.a	

Single price \$1,825,000

#### Median sale price



## 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	Price	Date of sale
1		
2		
3		

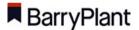
#### OR

**B**<sup>\*</sup> 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:

19/12/2020 16:19







**Property Type:** House **Land Size:** 698 sqm approx Agent Comments Indicative Selling Price \$1,825,000 Median House Price September quarter 2020: \$1,355,000

# **Comparable Properties**

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.