

# 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

33 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 \$2,200,000

### Median sale price

Median price \$1,415,000

Property Type House

Suburb Templestowe

Period - From 01/10/2019

to 31/12/2019

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	91-93 Websters Rd TEMPLESTOWE 3106	\$2,655,000	16/03/2020
2	9 Pamela Ct WARRANDYTE 3113	\$2,215,000	16/10/2019
3	9 Cliveden Ct TEMPLESTOWE 3106	\$1,910,000	22/01/2020

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:

04/04/2020 10:49

33 Websters Road, Templestowe Vic 3106



first national  
REAL ESTATE | Bill Schlink

Tina Wu

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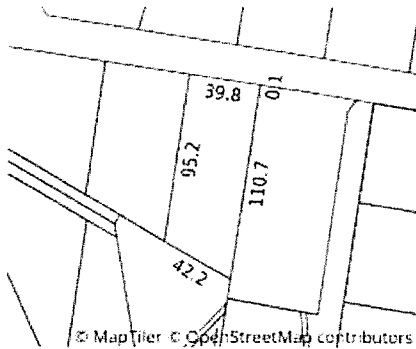
tina@billschlink.com.au

**Indicative Selling Price**

\$2,200,000

**Median House Price**

December quarter 2019: \$1,415,000



**Property Type:** Land

**Land Size:** 4058.749 sqm approx

**Agent Comments**

## Comparable Properties



**91-93 Websters Rd TEMPLESTOWE 3106 (REI)** **Agent Comments**



**Price:** \$2,655,000

**Method:** Private Sale

**Date:** 16/03/2020

**Property Type:** House

**Land Size:** 4045 sqm approx



**9 Pamela Ct WARRANDYTE 3113 (REI)** **Agent Comments**



**Price:** \$2,215,000

**Method:** Private Sale

**Date:** 16/10/2019

**Property Type:** House (Res)

**Land Size:** 4205 sqm approx



**9 Cliveden Ct TEMPLESTOWE 3106 (REI)** **Agent Comments**



**Price:** \$1,910,000

**Method:** Private Sale

**Date:** 22/01/2020

**Property Type:** House

**Land Size:** 4001 sqm approx

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



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.