

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

1/87 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,049,000

Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/07/2021

to

30/09/2021

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	28 Kenman CI TEMPLESTOWE 3106	\$1,080,000	16/09/2021
2	3h Ashford St TEMPLESTOWE LOWER 3107	\$1,000,000	29/06/2021
3	1/31-33 Serpells Rd TEMPLESTOWE 3106	\$1,000,000	06/07/2021

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:

28/11/2021 09:08

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Indicative Selling Price

\$1,049,000

Median Unit Price

September quarter 2021: \$1,100,000



 3  2  2

Property Type: Townhouse (Res)

Land Size: 284 sqm approx

Agent Comments

Comparable Properties



28 Kenman CI TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,080,000

Method: Sold Before Auction

Date: 16/09/2021

Property Type: House (Res)

Land Size: 346 sqm approx



3h Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Private Sale

Date: 29/06/2021

Property Type: Townhouse (Res)

Land Size: 238 sqm approx



1/31-33 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Expression of Interest

Date: 06/07/2021

Property Type: Townhouse (Res)

Land Size: 188 sqm approx