

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 88 Wood Street, Templestowe, VIC 3106

Indicative selling price

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

Price Range \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,419,500 Property Type House Suburb Templestowe (3106)

Period - From 02/09/2019 to 02/09/2020 Source Realestate

Comparable property sales

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
26A STRADMORE AVENUE, TEMPLESTOWE VIC 3106	\$1,875,000	18/09/2019
14 SERPELLS ROAD, TEMPLESTOWE VIC 3106	\$1,935,000	20/09/2019
27 SERPELLS ROAD, TEMPLESTOWE VIC 3106	\$2,205,797	27/12/2019

This Statement of Information was prepared on: 30/09/2020