

## 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

4 Wynnewood Court, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

#### Median sale price

Median price \$1,526,944

House X

Suburb Templestowe

Period - From 01/04/2017 to 30/06/2017

Source REIV

#### Comparable property sales

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 862 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
June quarter 2017: \$1,526,944

## Comparable Properties



**4 Larnaca Ct TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**



**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** 11  
**Property Type:** House (Res)  
**Land Size:** 795 sqm approx

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.