

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

1/69 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$887,500 Property Type Unit Suburb Templestowe

Period - From 01/01/2024 to 31/03/2024 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	3/412-414 Church Rd TEMPLESTOWE 3106	\$911,000	09/12/2023
2			
3			

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: 15/04/2024 13:40

1/69 Wood Street, Templestowe Vic 3106

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2024: \$887,500



 3  2  2

Property Type: Unit

Land Size: 272 sqm approx

Agent Comments

Comparable Properties



**3/412-414 Church Rd TEMPLESTOWE 3106
(REI)**

Agent Comments

 3  2  2

Price: \$911,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

Land Size: 242 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.

Account - Jellis Craig | P: 03 8841 4888



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