## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/57 Wood Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$1,800,000	Pro	operty Type	Hou	ise		Suburb	Templestowe
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	13/54-62 Parker St TEMPLESTOWE LOWER 3107	\$950,000	21/08/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

13/09/2023 14:44



2/57 Wood Street, Templestowe Vic 3106



Neo Wei





Property Type: Townhouse Agent Comments 9870 6211 0420 309 891 NeoWei@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price June quarter 2023: \$1,800,000

# **Comparable Properties**



13/54-62 Parker St TEMPLESTOWE LOWER 3107 (REI)



Price: \$950,000 Method: Private Sale Date: 21/08/2023 Property Type: Unit Agent Comments

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 9870 6211 | F: 03 9870 6024

propertydata



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