

# 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

3/104 Wood Street, 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 \$880,000 & \$950,000

### 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	1/112 Parker St TEMPLESTOWE 3106	\$925,000	30/03/2024
2	2/12-20 Foote St TEMPLESTOWE LOWER 3107	\$822,500	16/03/2024
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:

10/07/2024 14:01

3/104 Wood Street, Templestowe Vic 3106

**Jellis  
Craig**

Andrew Keleher

8841 4888

0417 599 135

andrewkeleher@jellisrcraig.com.au

**Indicative Selling Price**

\$880,000 - \$950,000

**Median Unit Price**

March quarter 2024: \$887,500



 3  2  2

**Property Type:** Unit

**Land Size:** 238 sqm approx

**Agent Comments**

## Comparable Properties



1/112 Parker St TEMPLESTOWE 3106 (VG)

**Agent Comments**

 3  -  -

**Price:** \$925,000

**Method:** Sale

**Date:** 30/03/2024

**Property Type:** Strata Unit/Flat



2/12-20 Foote St TEMPLESTOWE LOWER 3107 **Agent Comments**  
(REI)

 3  1  1

**Price:** \$822,500

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Unit

**Land Size:** 274 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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