

# 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

33 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)

Single price \$1,490,000

### Median sale price

Median price \$1,625,000

Property Type House

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	44 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,291,000	04/03/2024
2	94 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,150,000	16/03/2024
3	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023

**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:

17/04/2024 14:54



4   2   1

**Property Type:** House  
**Land Size:** 817 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,490,000  
**Median House Price**  
March quarter 2024: \$1,625,000

## Comparable Properties



**44 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)**   **Agent Comments**

4   2   2

**Price:** \$1,291,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** House  
**Land Size:** 730 sqm approx



**94 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



**6 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)**   **Agent Comments**

4   1   2

**Price:** \$1,125,000  
**Method:** Sold Before Auction  
**Date:** 31/10/2023  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 857 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243