

# 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 39-41 Websters Road, 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 \$2,500,000 & \$2,750,000

### Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	6 Concord Rise TEMPLESTOWE 3106	\$3,000,000	15/11/2023
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: 18/03/2024 11:11



 4  2  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 4014 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,500,000 - \$2,750,000

**Median House Price**

December quarter 2023: \$1,850,500

## Comparable Properties



**6 Concord Rise TEMPLESTOWE 3106 (REI)**

Agent Comments

 5  3  4

**Price:** \$3,000,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** House (Res)

**Land Size:** 4011 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.