

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

4 Wagon Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,773,500 Property Type House Suburb Templestowe

Period - From 01/07/2023 to 30/09/2023 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	14 Spring Valley Dr TEMPLESTOWE 3106	\$1,418,000	10/05/2023
2	36 Matisse Dr TEMPLESTOWE 3106	\$1,410,000	27/05/2023
3	33 Clontarf Cr TEMPLESTOWE 3106	\$1,400,000	31/03/2023

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:

06/11/2023 12:34



 4  2  2

Property Type: House (Res)

Land Size: 798 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

September quarter 2023: \$1,773,500

Comparable Properties



14 Spring Valley Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,418,000

Method: Private Sale

Date: 10/05/2023

Property Type: House (Res)

Land Size: 786 sqm approx



36 Matisse Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,410,000

Method: Private Sale

Date: 27/05/2023

Property Type: House

Land Size: 845 sqm approx



33 Clontarf Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Private Sale

Date: 31/03/2023

Property Type: House

Land Size: 780 sqm approx

Account - Barry Plant | P: 03 9842 8888