

# 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

1/106 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 \$630,000 & \$690,000

### 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	7/8 Anderson St TEMPLESTOWE 3106	\$695,000	16/03/2024
2	4/8 Anderson St TEMPLESTOWE 3106	\$673,000	06/03/2024
3	2/8 Anderson St TEMPLESTOWE 3106	\$670,000	18/11/2023

**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:

23/04/2024 09:10



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**Property Type:** Unit  
**Land Size:** 71 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median Unit Price**  
March quarter 2024: \$887,500

## Comparable Properties



**7/8 Anderson St TEMPLESTOWE 3106 (REI)**   **Agent Comments**

 2    1    1

**Price:** \$695,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Single)



**4/8 Anderson St TEMPLESTOWE 3106 (REI)**   **Agent Comments**

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**Price:** \$673,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** Townhouse (Single)



**2/8 Anderson St TEMPLESTOWE 3106 (REI/VG)**   **Agent Comments**

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**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Townhouse (Single)

**Account - Barry Plant** | P: 03 9842 8888