## 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

8a Wynnewood Court, Templestowe Vic 3106

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot  | ting |        |             |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-------------|
| Range betweer   | \$1,400,000       |      | &            |       | \$1,500,000 |      |        |             |
| Median sale p   | rice              |      |              |       |             |      |        |             |
| Median price    | \$1,695,000       | Pro  | operty Type  | Hou   | se          |      | Suburb | Templestowe |
| Period - From   | 01/07/2022        | to   | 30/06/2023   | ;     | So          | urce | 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 sixmonths 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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.

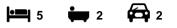
This Statement of Information was prepared on:

11/08/2023 11:08









**Property Type:** House **Land Size:** 557 sqm approx Agent Comments Chris Savvides 8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending June 2023: \$1,695,000

# **Comparable Properties**

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 | F: 03 8841 4800





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