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	cons	sumer.vic.go	v.au/	/underquot	ing			
Range betweer	\$880,000		&		\$950,000				
Median sale price									
Median price	\$1,750,000	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/07/2024	to	30/09/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/34 Glenair St TEMPLESTOWE LOWER 3107	\$975,000	29/10/2024
2	2/5 Verbena St TEMPLESTOWE 3106	\$965,000	21/09/2024
3	3/106 Wood St TEMPLESTOWE 3106	\$644,300	01/06/2024

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.

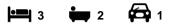
This Statement of Information was prepared on:

26/11/2024 10:02









Property Type: Townhouse **Land Size:** 178 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$950,000 Median House Price September quarter 2024: \$1,750,000

Comparable Properties



 3
 2
 2

 Price: \$975,000

 Method: Private Sale

 Date: 29/10/2024

 Property Type: Townhouse (Single)

2/34 Glenair St TEMPLESTOWE LOWER 3107 (REI/VG)



2/5 Verbena St TEMPLESTOWE 3106 (REI)

Price: \$965,000 Method: Auction Sale Date: 21/09/2024 Property Type: Townhouse (Res)



3/106 Wood St TEMPLESTOWE 3106 (REI/VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$644,300 Method: Auction Sale Date: 01/06/2024 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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