

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	46 Websters Road, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$6,800,000

Median sale price

Median price	\$1,468,888	Hou	ıse X	Unit			Suburb	Templestowe
Period - From	01/10/2017	to	31/12/2017		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		
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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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Indicative Selling Price \$6,800,000 **Median House Price** December quarter 2017: \$1,468,888

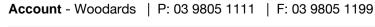
Rooms: Property Type: House Land Size: 4056 sqm approx

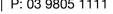
Agent Comments

Plus study, five walk in wardrobe, formal living, formal dining, meals & living, two kitchens, laundry, alfresco, two balconies & retreat. Tennis court, swimming pool, spar & gazebo.

Comparable Properties

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