

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**Address  
Including suburb and  
postcode

16 Sinclair Avenue, Templestowe Lower VIC 3107

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

**Median sale price**

Median price \$1,340,000

House X

Suburb Templestowe Lower

Period - From Sept 2017 to Dec 2017

Source REIV

**Comparable property sales**

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 1 Totara Court, Templestowe Lower VIC 3107	\$1,145,000	14.11.2017
2 20 Olympus Drive, Templestowe Lower VIC 3107	\$1,050,000	30.10.2017
3 25 Foote Street, Templestowe Lower VIC 3107	\$1,100,000	19.10.2017



The best price for your property

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## Comparable Properties



### 1 Totara Court, Templestowe Lower, Victoria 3107

 4
  2
  2

**Price:** \$1,145,000

**Date:** 14.11.2017

**Rooms:** 5

**Property Type:**

**Land Size:** 770m2



### 20 Olympus Drive, Templestowe Lower, Victoria 3107

 4
  2
  2

**Price:** \$1,050,000

**Date:** 30.10.2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 653m2



### 25 Foote Street, Templestowe Lower, Victoria 3107

 4
  2
  2

**Price:** \$1,100,000

**Date:** 19.10.2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 799m2

## The Hudson Bond Difference



### Modern Marketing

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.

**E** [sales@hudsonbond.com.au](mailto:sales@hudsonbond.com.au)

632 Doncaster Road, Doncaster 3108



### Best Price Guarantee

If your house sells for less, then you pay **nothing**. We don't mislead you with a high quote just to win your business.



### A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.

**[hudsonbond.com.au](http://hudsonbond.com.au)**