

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

8 Hazel Drive, Templestowe Lower, VIC 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$1,595,000

Median sale priceMedian price

\$1,330,000

House

X

Suburb

Templestowe Lower

Period - From

April 2017

 to

June 2017

Source

REIV

Comparable property sales

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	4 Michael Street, Templestowe Lower VIC 3107	\$ 1,370,000	08/04/2017
2	23 Gertrude Street, Templestowe Lower VIC 3107	\$ 1,352,000	24/06/2017
3	21 Rooney Street, Templestowe Lower VIC 3107	\$ 1,385,000	13/05/2017



No Sale, No Charge

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4 Michael Street, Templestowe Lower, Victoria 3107

 3  1  2

Price: \$1,300,000

Date: 11/06/2017

Rooms: 6

Property Type: House

Land Size: 743m2



23 Gertrude Street, Templestowe Lower, Victoria 3107

 4  2  3

Price: \$1,352,000

Date: 24/06/2017

Rooms:

Property Type: House

Land Size: 725m2



21 Rooney Street, Templestowe Lower, Victoria 3107

 3  1  2

Price: \$1,385,000

Date: 13/05/2017

Rooms: 7

Property Type: House

Land Size: 745m2

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.

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.

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