

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

22 Hotham Street, Templestowe Lower

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,399,000

Median sale priceMedian price

\$1,200,000

 Property type

House

 Suburb

Templestowe Lower

Period - From

July 2020

 to

Sept 2020

 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 21 Heath Street, Templestowe Lower 3107	\$1,525,000	27/11/2020
2 3 Richard Street Templestowe Lower 3107	\$1,340,000	25/10/2020
3 6 Elder Street Templestowe Lower 3107	\$1,324,000	18/11/2020

This Statement of Information was prepared on:

27/11/2020

Comparable properties



\$1,525,000

21 Heath Street, Templestowe Lower, Victoria

DATE: 27.11.2020

PROPERTY TYPE: House

 4
  2
 2
  680 sqm x



\$1,340,000

3 Richard Street, Templestowe Lower, Victoria

DATE: 25.10.2020

PROPERTY TYPE: House

 6
  3
 2
  681 sqm



\$1,324,000

6 Elder Street, Templestowe Lower, Victoria

DATE: 18.11.2020

PROPERTY TYPE: House

 4
  2
 2
 847 sqm x

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21 days on market



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