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

39 Hodgson Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,595,000				
Median sale p	rice								
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/10/2019	to	30/09/2020		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.

Ado	dress of comparable property	Price	Date of sale
1	12a Morang Av TEMPLESTOWE LOWER 3107	\$1,650,000	13/06/2020
2	28a Rocklea Rd BULLEEN 3105	\$1,545,000	09/06/2020
3	3 Clauscen St TEMPLESTOWE LOWER 3107	\$1,520,000	26/10/2020

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:

25/11/2020 00:39



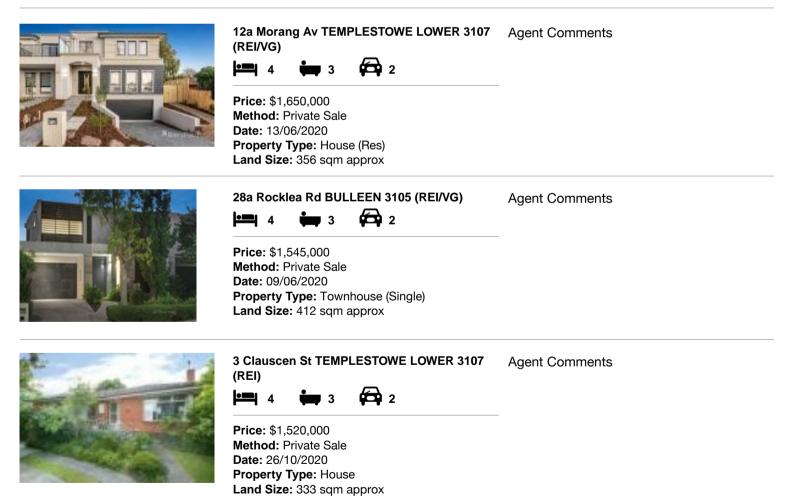
RT Edgar





Property Type: House (Res) Land Size: 406 sqm approx Agent Comments Brand New house Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price Year ending September 2020: \$1,200,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.