

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 between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2019 to 30/09/2020 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	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



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



12a Morang Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 13/06/2020

Property Type: House (Res)

Land Size: 356 sqm approx



28a Rocklea Rd BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,545,000

Method: Private Sale

Date: 09/06/2020

Property Type: Townhouse (Single)

Land Size: 412 sqm approx



3 Clauscen St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,520,000

Method: Private Sale

Date: 26/10/2020

Property Type: House

Land Size: 333 sqm approx