## 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	6 Hampton Close, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000	&	\$1,200,000
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### Median sale price

Median price	\$1,720,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/04/2022	to	30/06/2022		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

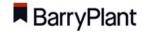
Add	dress of comparable property	Price	Date of sale
1	3 Hampton CI TEMPLESTOWE 3106	\$1,300,000	16/04/2022
2	2/10 Aloha Gdns TEMPLESTOWE 3106	\$1,120,000	08/09/2022
3	12 Banool Qdrnt DONCASTER EAST 3109	\$1,010,000	22/06/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/10/2022 10:15
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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** 

June quarter 2022: \$1,720,000

**Agent Comments** 

Agent Comments

Agent Comments





Property Type: House Land Size: 356 sqm approx **Agent Comments** 

# Comparable Properties



3 Hampton CI TEMPLESTOWE 3106 (REI/VG)

Price: \$1,300,000 Method: Auction Sale Date: 16/04/2022

Property Type: House (Res) Land Size: 310 sqm approx

2/10 Aloha Gdns TEMPLESTOWE 3106 (REI)

Price: \$1,120,000 Method: Private Sale Date: 08/09/2022

Property Type: Townhouse (Res) Land Size: 237 sqm approx

12 Banool Qdrnt DONCASTER EAST 3109

(REI/VG)

**--** 3

Price: \$1,010,000 Method: Private Sale Date: 22/06/2022 Property Type: House Land Size: 373 sqm approx

Account - Barry Plant | P: 03 9842 8888



