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	67 Hawtin Street, Templestowe Vic 3106
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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 \$850,000	Property Type	nit	Suburb	Templestowe
Period - From 01/04/2021	to 30/06/2021	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

Address of comparable property		Price	Date of sale
1	1/130 Parker St TEMPLESTOWE 3106	\$1,150,000	23/07/2021
2	2/1 Eyre Ct TEMPLESTOWE LOWER 3107	\$1,160,000	26/06/2021
3	7/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,185,000	12/03/2021

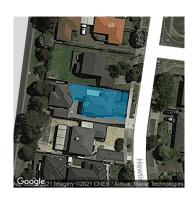
OR

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:	30/07/2021 21:06









Property Type: Townhouse **Land Size:** 281 sqm approx Agent Comments

Comparable Properties



1/130 Parker St TEMPLESTOWE 3106 (REI)

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Price: \$1,150,000

Method: Sold Before Auction

Date: 23/07/2021

Property Type: Townhouse (Res)

Agent Comments



2/1 Eyre Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments

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Price: \$1,160,000 **Method:** Auction Sale **Date:** 26/06/2021

Property Type: Townhouse (Res)



7/81-83 Glenair Ct TEMPLESTOWE LOWER

3107 (REI)

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Price: \$1,185,000

Method: Sold Before Auction

Date: 12/03/2021

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



