

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

88 Hodgson 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

\$1,450,000

Median sale priceMedian price

\$1,360,000

Property type

House

Suburb

Templestowe Lower

Period - From

April 2023

to

June 2023

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. 45 Eucalypt Avenue, Templestowe Lower	\$ 1,312,500	28/06/2023
2. 11 Lynnwood Parade, Templestowe Lower	\$ 1,338,000	29/04/2023
3. 69 Chatsworth Quadrant, Templestowe Lower	\$ 1,200,000	1/07/2023

This Statement of Information was prepared on:

21/09/2023

Comparable properties



\$ 1,312,500

45 Eucalypt Avenue, Templestowe Lower, Victoria

DATE: 28/06/2023

PROPERTY TYPE: HOUSE

 4  2
 2  651 sqm



\$ 1,338,000

11 Lynnwood Parade, Templestowe Lower, Victoria

DATE: 29/04/2023

PROPERTY TYPE: HOUSE

 4  2
 2  673 sqm



\$ 1,200,000

69 Chatsworth Quadrant, Templestowe Lower, Victoria

DATE: 1/07/2023

PROPERTY TYPE: HOUSE

 4  2
 2  654 sqm x

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Average of only
21 days on market



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