

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

36a Hazel Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$2,100,000

Median sale price

Median price \$1,200,000

Property Type Unit

Suburb Templestowe Lower

Period - From 01/10/2022

to 31/12/2022

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	Price	Date of sale
1	22 Dion St DONCASTER 3108	\$2,455,000	11/02/2023
2	19 Heritage Blvd DONCASTER 3108	\$2,295,000	05/11/2022
3	9 Foliage Way DONCASTER 3108	\$2,138,888	30/09/2022

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:

22/02/2023 15:24

36a Hazel Drive, Templestowe Lower Vic 3107



first
national
REAL ESTATE | Bill Schlink

Eddie Fakhri

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Indicative Selling Price

\$2,100,000

Median Unit Price

December quarter 2022: \$1,200,000



Property Type:

Agent Comments

Comparable Properties



22 Dion St DONCASTER 3108 (REI)

Agent Comments



Price: \$2,455,000

Method: Private Sale

Date: 11/02/2023

Property Type: House (Res)



19 Heritage Blvd DONCASTER 3108 (REI)

Agent Comments



Price: \$2,295,000

Method: Auction Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 420 sqm approx



9 Foliage Way DONCASTER 3108 (REI)

Agent Comments



Price: \$2,138,888

Method: Sold Before Auction

Date: 30/09/2022

Property Type: House (Res)

Land Size: 375 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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