

# 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

15 Thomas Hardy Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$1,433,000

Property Type House

Suburb Templestowe

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	45 Browning Dr TEMPLESTOWE 3106	\$2,175,000	05/08/2020
2	13 Tolstoy Ct DONCASTER EAST 3109	\$1,910,000	12/06/2020
3			

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:

20/11/2020 01:21



 5  3  2

**Property Type:** House  
**Land Size:** 790 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$2,145,000  
**Median House Price**  
Year ending September 2020: \$1,433,000

## Comparable Properties



**45 Browning Dr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,175,000  
**Method:** Private Sale  
**Date:** 05/08/2020  
**Property Type:** House (Res)

**13 Tolstoy Ct DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,910,000  
**Method:** Private Sale  
**Date:** 12/06/2020  
**Property Type:** House  
**Land Size:** 785 sqm approx

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.