

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

1 Rapanea Aveune, Templestowe Lower 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$1,098,000

Median sale priceMedian price

\$1,170,750

House

X

Suburb

Templestowe Lower

Period - From

January 2017

 to

May 2017

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. 4 Lowan Avenue, Templestowe Lower	\$1,050,000	25.02.2017
2. 42 Ashford Street, Templestowe Lower	\$1,085,000	17.12.2016
3. 1 Fyfe Drive, Templestowe Lower	\$1,190,000	05.05.2017



The best price for your property

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4 Lowan Avenue Templestowe Lower, Victoria

 3  1  2

Price: \$1,050,000

Date: 25.02.2017

Rooms: 3

Property Type: House

Land Size: 656sqm



No image available

42 Ashford Street Templestowe Lower, Victoria

 3  -  -

Price: \$1,085,000

Date: 17.12.2016

Rooms: 3

Property Type: House

Land Size: 653sqm



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1 Fyfe Drive Templestowe Lower, Victoria

 4  1  2

Price: \$1,190,000

Date: 05.05.2017

Rooms: 4

Property Type: House

Land Size: 669sqm

The Hudson Bond Difference



Modern Marketing

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.



Best Price Guarantee

If your house sells for less, then you pay **nothing**. We don't mislead you with a high quote just to win your business.



A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.