

## 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

42 Hodgson Street, Templestowe Lower

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$ 1,320,000

**Median sale price**Median price 

\$1,288,000

Property type 

House

Suburb 

Templestowe Lower

Period - From 

Oct 2022

to

Dec 2022

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 36 Marcus Road, Templestowe Lower	\$ 1,375,000	3/01/2023
2 37 Rooney Street, Templestowe Lower	\$ 1,260,000	20/08/2022
3 4 Ardgowrie Court, Templestowe Lower	\$ 1,288,000	8/10/2022

This Statement of Information was prepared on: 

15/03/2023

## Comparable properties



**\$1,375,000**

36 Marcus Road, Templestowe Lower, Victoria

DATE: 3/01/2023

PROPERTY TYPE: HOUSE

 3  1  
 1  755 sqm



**\$1,260,000**

37 Rooney Street, Templestowe Lower, Victoria

DATE: 20/08/2022

PROPERTY TYPE: HOUSE

 3  2  
 2  741 sqm



**\$1,288,000**

4 Ardgower Court, Templestowe Lower, Victoria

DATE: 8/10/2023

PROPERTY TYPE: HOUSE

 3  1  
 2  655 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee