Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 81 Hodgson Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,390,000		&		\$1,490,000					
Median sale price										
Median price	\$1,375,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	65 Golden Way BULLEEN 3105	\$1,540,000	13/06/2022
2	91 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,500,000	14/08/2022
3	2 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,470,000	14/05/2022

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.

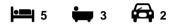
This Statement of Information was prepared on:

13/10/2022 08:54



BarryPlant





Property Type: House Land Size: 701 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,390,000 - \$1,490,000 Median House Price June quarter 2022: \$1,375,000

Comparable Properties



65 Golden Way BULLEEN 3105 (REI/VG)



Price: \$1,540,000 Method: Private Sale Date: 13/06/2022 Property Type: House (Res) Land Size: 755 sqm approx Agent Comments



91 Macedon Rd TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,500,000 Method: Private Sale Date: 14/08/2022 Property Type: House Land Size: 732 sqm approx



2 Benambra Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,470,000 Method: Auction Sale Date: 14/05/2022 Property Type: House (Res) Land Size: 720 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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