

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

1/10 Hodgson Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/07/2024

to

30/09/2024

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	17 Gordons Rd TEMPLESTOWE LOWER 3107	\$1,176,000	27/07/2024
2	369 Manningham Rd DONCASTER 3108	\$1,158,000	05/07/2024
3	30A Lindsay St BULLEEN 3105	\$1,187,000	18/05/2024

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:

26/10/2024 16:36

1/10 Hodgson Street, Templestowe Lower Vic 3107



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,150,000

Median Unit Price
September quarter 2024: \$1,180,000

Comparable Properties



17 Gordons Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 2 -

Price: \$1,176,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 355 sqm approx



369 Manningham Rd DONCASTER 3108 (REI/VG) Agent Comments

3 2 1

Price: \$1,158,000
Method: Private Sale
Date: 05/07/2024
Property Type: House



30A Lindsay St BULLEEN 3105 (REI) Agent Comments

3 2 2

Price: \$1,187,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)
Land Size: 219 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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