

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	36 Hazel Drive Templestowe Lower, 3107
---	--

### Indicative selling price

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

Range between	\$1,950,000 & \$2,145,000
---------------	---------------------------

### Median sale price

Median price	\$1,385,000	Property Type	HOUSE	Suburb	TEMPLESTOWE LOWER
Period - From	01-Oct-2023	to	30-Aug-2024	Source	Corelogic

### 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 VIC 3107	\$1,930,000	17-Aug-2024
2	10A DINGLEY STREET TEMPLESTOWE LOWER VIC 3107	\$1,941,000	19-Jul-2024
3	3A WELLINGTON STREET TEMPLESTOWE LOWER VIC 3107	\$1,650,000	08-Jun-2024

This statement of information was prepared on 10-Oct-2024 at 1:22:42 PM AEDT