

# 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 36 Hotham Street, Templestowe Lower, VIC 3107

### Indicative selling price

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

Price Range \$1,370,000 & \$1,420,000

### Median sale price

Median price \$1,259,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 11/11/2021 to 11/11/2022 Source Realestate

### Comparable property sales

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
125 SWANSTON STREET, TEMPLESTOWE LOWER VIC 3107	\$1,410,000	12/11/2022
11 BURGUNDY DRIVE, DONCASTER VIC 3108	\$1,400,000	30/09/2022
66 OLYMPUS DRIVE, TEMPLESTOWE LOWER VIC 3107	\$1,375,000	19/11/2022

This Statement of Information was prepared on: 21/11/2022