

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

2/15 Hazel Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,170,000

Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2023

to

31/03/2023

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	4/15 Hazel Dr TEMPLESTOWE LOWER 3107	\$1,218,000	08/02/2023
2	5/15 Hazel Dr TEMPLESTOWE LOWER 3107	\$1,180,000	27/02/2023
3			

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:

30/05/2023 09:56

2/15 Hazel Drive, Templestowe Lower Vic 3107

**Jellis
Craig**

Nicole Qiu

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Indicative Selling Price

\$1,170,000

Median House Price

March quarter 2023: \$1,515,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



4/15 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,218,000

Method: Private Sale

Date: 08/02/2023

Property Type: Townhouse (Res)



5/15 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,180,000

Method: Private Sale

Date: 27/02/2023

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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