

## 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

31 Hazel Drive, 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)

Range between \$1,350,000

&amp;

\$1,485,000

## Median sale price

Median price \$1,150,000

House

X

Unit

Suburb

Templestowe  
Lower

Period - From 01/01/2018

to

31/12/2018

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	29 David Rd TEMPLESTOWE LOWER 3107	\$1,550,000	07/02/2019
2	1 Kathleen Gr BULLEEN 3105	\$1,445,000	22/01/2019
3	11 Sassafras Dr TEMPLESTOWE LOWER 3107	\$1,310,000	19/03/2019

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.



4 2 2

**Rooms:** 8

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 792 sqm approx

Agent Comments

## Comparable Properties



**29 David Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4 3 2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 07/02/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 725 sqm approx



**1 Kathleen Gr BULLEEN 3105 (VG)**

Agent Comments

4 - -

**Price:** \$1,445,000

**Method:** Sale

**Date:** 22/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 685 sqm approx



**11 Sassafra Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4 2 2

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 19/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 684 sqm approx