

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

10/1-7 Hovea Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$875,000

Property Type Unit

Suburb Templestowe

Period - From 01/10/2020

to 30/09/2021

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	8/370 Church Rd TEMPLESTOWE 3106	\$795,000	06/10/2021
2			
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:

19/10/2021 11:05

10/1-7 Hovea Street, Templestowe Vic 3106



PhilipWebb

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending September 2021: \$875,000



3 1 2

Property Type: Unit

Land Size: 292 sqm approx

Agent Comments

Comparable Properties



8/370 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments

3 1 2

Price: \$795,000

Method: Sold Before Auction

Date: 06/10/2021

Property Type: Unit

Land Size: 252 sqm approx

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 - Philip Webb



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