

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

9 Hakea Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,780,000

&

\$1,958,000

Median sale price

Median price \$1,430,000

Property Type House

Suburb Templestowe

Period - From 01/04/2020

to

30/06/2020

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	28 Stradmore Av TEMPLESTOWE 3106	\$2,000,000	18/02/2020
2	45 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,980,000	29/02/2020
3	6 Augustus Rise TEMPLESTOWE 3106	\$1,750,000	14/04/2020

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:

20/07/2020 15:53

Mitchal Towns

9842 1188

0416 141 990

mtowns@woodards.com.au

Indicative Selling Price

\$1,780,000 - \$1,958,000

Median House Price

June quarter 2020: \$1,430,000



5 3 4

Property Type: House (Res)

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



28 Stradmore Av TEMPLESTOWE 3106
(REI/VG)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Private Sale

Date: 18/02/2020

Rooms: 15

Property Type: House (Res)

Land Size: 1020 sqm approx



45 Howitt Dr TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

5 4 2

Price: \$1,980,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 686 sqm approx



6 Augustus Rise TEMPLESTOWE 3106
(REI/VG)

Agent Comments

4 3 3

Price: \$1,750,000

Method: Sold Before Auction

Date: 14/04/2020

Rooms: 8

Property Type: House (Res)

Land Size: 637 sqm approx