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

57a Hodgson Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,380,000	Pro	perty Type Hous		se		Suburb	Templestowe Lower
Period - From	01/04/2024	to	30/06/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/53 Parker St TEMPLESTOWE LOWER 3107	\$900,000	27/07/2024
2	5/35 John St TEMPLESTOWE LOWER 3107	\$1,330,000	12/04/2024
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:

10/09/2024 12:20









Property Type: House Land Size: 428 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price June quarter 2024: \$1,380,000

Comparable Properties



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.

errors, faults, defects or omissions in the information supplied.

Account - Barry Plant | P: 03 9842 8888



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