

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 50 Hawtin Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/07/2024 to 30/09/2024 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	25 Linton Av TEMPLESTOWE LOWER 3107	\$1,235,000	16/11/2024
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.

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Jodi Longmore-Scott

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

September quarter 2024: \$1,750,000



 3  1  2

Property Type: House (Res)

Agent Comments

Comparable Properties



25 Linton Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,235,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 652 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 - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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