

# 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

46A Hodgson Street, 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 \$1,330,000

&

\$1,390,000

### Median sale price

Median price \$1,288,000

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2022

to 31/12/2022

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.

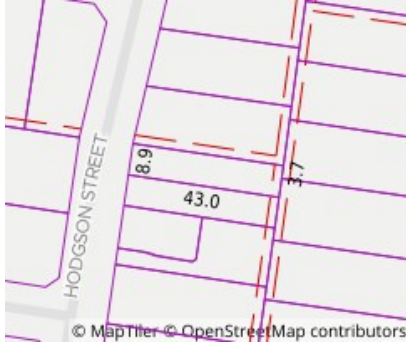
	Address of comparable property	Price	Date of sale
1	9 Ronald Av BULLEEN 3105	\$1,400,000	15/10/2022
2	1/1 Joyce Ct DONCASTER 3108	\$1,357,000	21/01/2023
3	1/11 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,288,000	01/10/2022

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:

27/03/2023 13:25



**Property Type:** House

**Land Size:** 385 sqm approx

**Agent Comments**

## Comparable Properties



**9 Ronald Av BULLEEN 3105 (REI/VG)**

**Agent Comments**



**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 15/10/2022

**Property Type:** House (Res)

**Land Size:** 317 sqm approx



**1/1 Joyce Ct DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$1,357,000

**Method:** Auction Sale

**Date:** 21/01/2023

**Property Type:** Townhouse (Res)

**Land Size:** 317 sqm approx



**1/11 Balmoral Av TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**



**Price:** \$1,288,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** Townhouse (Res)