

## 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

42 Hawtin Street, Templestowe

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,199,000

**Median sale price**Median price 

\$1,427,000

Property type 

House

Suburb 

Templestowe

Period - From 

Oct 2023

to

DEC 2023

Source 

R/E

**Comparable property sales**

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. 22 Stradmore Avenue, Templestowe	\$ 1,250,000	22/11/2023
2. 5 Wallmah Close, Templestowe	\$ 1,250,000	4/10/2023
3. 23 Hawtin Street, Templestowe	\$1,300,000	7/10/2023

This Statement of Information was prepared on: 

15/03/2024

## Comparable properties



**\$ 1,250,000**

22 Stardmore Avenue, Templestowe, Victoria

DATE: 22/11/2023

PROPERTY TYPE: HOUSE



4



2



2



650 sqm



**\$1,250,000**

5 Wallmah Close, Templestowe, Victoria

DATE: 4/10/2023

PROPERTY TYPE: HOUSE



3



2



1



742 sqm



**\$1,300,000**

23 Hawtin Street, Templestowe, Victoria

DATE: 7/10/2023z

PROPERTY TYPE: HOUSE



3



2



3



726 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee