

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

16 Rosebank Terrace Lower Templestowe

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,180,000

Median sale price

Median price \$1,170,750

House X

Suburb Lower Templestowe

Period - From 1/1/2017 to 31/3/2017

Source REIV

Comparable property sales

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	1/15 Ashford Street Lower Templestowe	\$1,050,888	01/04/17
2	6 Eyre Court Lower Templestowe	\$1,095,000	25/05/17
3	1/15 Ashord Rise Lower Templestowe	\$1,051,888	01/04/17



The best price for your property

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Comparable Properties



1/15 Ashford Street Lower Templestowe

 4  2  2

Price: \$1,050,888

Date: 01/04/2017

Rooms: 7

Property Type: Townhouse



6 Eyre Court Lower Templestowe

 4  2  2

Price: 1,095,000

Date: 25/02/2017

Rooms:

Property Type: House



1/15 Ashford Rise Lower Templestowe

 4  2  2

Price: \$1,051,888

Date: 01/04/2017

Rooms: 7

Property Type: Townhouse

The Hudson Bond Difference



Modern Marketing

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.



Best Price Guarantee

If your house sells for less, then you pay **nothing**. We don't mislead you with a high quote just to win your business.



A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.