#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	5a Hakea Street, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$985,000	&	\$1,080,000
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#### Median sale price

Median price	\$1,075,000	Pro	perty Type Un	it		Suburb	Templestowe
Period - From	01/01/2022	to	31/03/2022	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	1/5 Heysham Way TEMPLESTOWE 3106	\$1,050,000	24/01/2022
2	1/87 Wood St TEMPLESTOWE 3106	\$1,030,000	01/12/2021
3	1a Hakea St TEMPLESTOWE 3106	\$990,000	04/12/2021

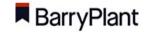
#### OR

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:	31/05/2022 12:18



Date of sale



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**Indicative Selling Price** \$985,000 - \$1,080,000 **Median Unit Price** March quarter 2022: \$1,075,000

10.1 MapTiler © OpenStreet Map contributors,

## Property Type: Townhouse Land Size: 404 sqm approx

**Agent Comments** 

# Comparable Properties



1/5 Heysham Way TEMPLESTOWE 3106 (REI/VG)

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Price: \$1,050,000 Method: Private Sale Date: 24/01/2022

Property Type: Townhouse (Single) Land Size: 294 sqm approx

**Agent Comments** 



#### 1/87 Wood St TEMPLESTOWE 3106 (REI/VG)



Price: \$1,030,000 Method: Private Sale Date: 01/12/2021

Property Type: Townhouse (Single) Land Size: 284 sqm approx

**Agent Comments** 



1a Hakea St TEMPLESTOWE 3106 (REI/VG)



Price: \$990,000 Method: Auction Sale Date: 04/12/2021

Property Type: Townhouse (Res) Land Size: 232 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888



