

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

5a Hakea Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$985,000 & \$1,080,000

Median sale price

Median price \$1,075,000 Property Type Unit Suburb Templestowe

Period - From 01/01/2022 to 31/03/2022 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	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

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Indicative Selling Price

\$985,000 - \$1,080,000

Median Unit Price

March quarter 2022: \$1,075,000



 3  2  2

Property Type: Townhouse

Land Size: 404 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 24/01/2022

Property Type: Townhouse (Single)

Land Size: 294 sqm approx



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

Agent Comments

 3  2  2

Price: \$1,030,000

Method: Private Sale

Date: 01/12/2021

Property Type: Townhouse (Single)

Land Size: 284 sqm approx



1a Hakea St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$990,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

Land Size: 232 sqm approx