

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

5/2 Hakea Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$740,000

&

\$790,000

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	26/133-135 Parker St TEMPLESTOWE 3106	\$815,000	24/01/2022
2	19/246 High St TEMPLESTOWE LOWER 3107	\$789,000	18/06/2022
3	3/370 Church Rd TEMPLESTOWE 3106	\$785,000	11/02/2022

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:

08/07/2022 11:37

5/2 Hakea Street, Templestowe Vic 3106



first
national
REAL ESTATE

Bill Schlink

Eddie Fakhri

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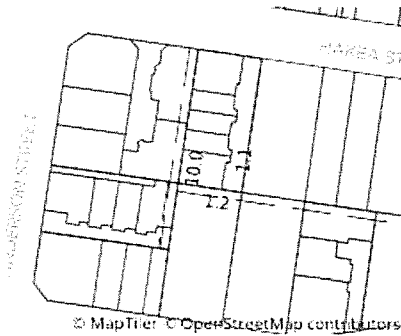
eddie@billschlink.com.au

Indicative Selling Price

\$740,000 - \$790,000

Median Unit Price

March quarter 2022: \$1,075,000



Property Type:

Agent Comments

Comparable Properties



26/133-135 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 24/01/2022

Property Type: Unit



19/246 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

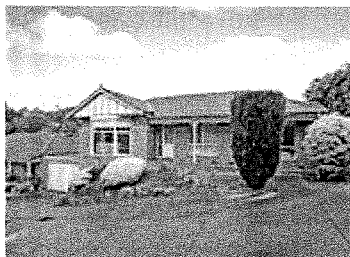


Price: \$789,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Res)



3/370 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 11/02/2022

Property Type: Unit

Land Size: 264 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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