

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

4 Kanooka Avenue, Templestowe Lower, VIC, 3107

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

\$1,230,000

Median sale priceMedian price

\$1,300,000

Home

X

Suburb

Templestowe Lower

Period - From

Sept 17

 to

Dec 17

Source

REIV

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. 16 Sinclair Avenue Templestowe Lower VIC 3107	\$1,130,000	15.01.2018
2. 1 Totara Court, Templestowe Lower VIC 3107	\$1,145,000	14.11.2017
3. 15 Linton Avenue , Templestowe Lower VIC 3107	\$1,225,000	23.10.2018



The best price for your property

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Comparable Properties



16 Sinclair Avenue, Templestowe Lower, Victoria, 3107

 4  3  2

Price: \$1,130,000

Date: 15.01.2018

Rooms:

Property Type: House

Land Size: 653m2



1 Totara Court, Templestowe Lower, Victoria, 3107

 4  2  2

Price: \$750,000

Date: 14.11.2017

Rooms:

Property Type: House

Land Size: 770m2



15 Linton Avenue, Templestowe Lower, Victoria, 3107

 4  2  1

Price: \$1,225,000

Date: 23.10.2017

Rooms:

Property Type: House

Land Size: 652m2

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.