

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

2A Hodgson Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,152,500

House

X

Unit

Suburb Templestowe
Lower

Period - From 01/01/2018

to

31/03/2018

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	6a The Crest BULLEEN 3105	\$1,050,000	06/12/2017
2	9a Balmoral Av TEMPLESTOWE LOWER 3107	\$1,035,000	19/12/2017
3	3h Ashford St TEMPLESTOWE LOWER 3107	\$1,020,000	28/10/2017

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.

2A Hodgson Street, Templestowe Lower Vic 3107



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
March quarter 2018: \$1,152,500

Comparable Properties



6a The Crest BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 06/12/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 395 sqm approx



9a Balmoral Av TEMPLESTOWE LOWER 3107 (VG)

Agent Comments



Price: \$1,035,000
Method: Sale
Date: 19/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3h Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 238 sqm approx