

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address  
Including suburb and  
postcode

43 Chalon Avenue, Templestowe Lower 3107

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)Single price 

\$1,200,000

**Median sale price**Median price 

\$1,330,000

House 

X

Suburb 

Templestowe Lower

Period - From 

April 2017

 to 

June 2017

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. 40 Chalon Avenue, Templestowe Lower	\$1,225,000	07.07.2017
2. 6 Benambra Drive, Templestowe Lower	\$1,150,000	03.04.2017
3. 6 Elberta Avenue, Templestowe Lower	\$1,210,000	20.07.2017



# The best price for your property

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## Comparable Properties



### 40 Chalon Avenue Templestowe Lower, Victoria

 4  2  2

Price: \$1,225,000

Date: 07.07.2017

Rooms: 4

Property Type: House

Land Size: 699sqm



### 6 Benambra Drive Templestowe Lower, Victoria

 5  2  2

Price: \$1,150,000

Date: 03.04.2017

Rooms: 5

Property Type: House

Land Size: 731sqm



### 6 Elberta Avenue Templestowe Lower, Victoria

 5  3  2

Price: \$1,210,000

Date: 20.07.2017

Rooms: 5

Property Type: House

Land Size: 662sqm

## 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.