

# 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

16 Hotham Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2020 to 31/12/2020 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	21 The Crest BULLEEN 3105	\$1,260,000	07/04/2021
2	9 Sassafras Dr TEMPLESTOWE LOWER 3107	\$1,260,000	27/02/2021
3	135 Ayr St DONCASTER 3108	\$1,250,000	21/01/2021

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: 13/04/2021 08:59



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 661 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending December 2020: \$1,180,000

## Comparable Properties



21 The Crest BULLEEN 3105 (REI)

Agent Comments



**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 07/04/2021  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx



9 Sassafra Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx



135 Ayr St DONCASTER 3108 (REI)

Agent Comments



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 21/01/2021  
**Property Type:** House  
**Land Size:** 635 sqm approx