Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

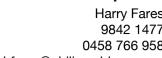
Property offered for sale												
_	Address luding suburb and postcode 1 Hakea Street, Templestowe Vic 3106											
ndicative selling price												
or the meaning of this price see consumer.vic.gov.au/underquoting												
Range betwe	ange between \$810,000					\$890,000						
Median sale	price											
Median price	ian price \$1,320,000 Property Type House							Sub	ourb	Templestow	ve .	
Period - Fron	Period - From 01/01/2019 to				31/12/2019 Source REIV				V	l .		
Comparable property sales (*Delete A or B below as applicable)												
These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.												
Address of comparable property									Pr	ice	Date of sale	
1												
2												
3												
OR												
										ver than thre e last six mo	ee comparable onths.	
	This Statement of Information was prepared on:									08/02/2020 10:18		





Harry Fares 9842 1477 0458 766 958 hfares@philipwebb.com.au

Indicative Selling Price \$810,000 - \$890,000 **Median House Price** Year ending December 2019: \$1,320,000







Agent Comments

After extensive searches - there are no comparable Original Homes on @355m2 of Land with 3/1/2 in comparison to this Property in the last 6 Months - even when searches going back up to 12 months - only one property similar to this description was sold for \$860,000 for 37 Atkinson St, Templestowe 3106. Many Thanks Harry Fares

Comparable Properties

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.

Account - Philip Webb



