

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

1 Hakea Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$810,000

&

\$890,000

Median sale price

Median price \$1,320,000

Property Type House

Suburb Templestowe

Period - From 01/01/2019

to 31/12/2019

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		
2		
3		

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:

08/02/2020 10:18

1 Hakea Street, Templestowe Vic 3106



PhilipWebb

Harry Fares

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Indicative Selling Price

\$810,000 - \$890,000

Median House Price

Year ending December 2019: \$1,320,000



3 1 2

Property Type: Unit

Land Size: 382 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.