

Statement of Information

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

Address
Including suburb and
postcode

386 Church Road, Templestowe 3106

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$1,150,000

Median sale priceMedian price

\$1,526,944

House

X

Suburb

Templestowe

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. 14 Ferndell Crescent, Templestowe | \$1,305,000 | 25.03.2017 |
| 2. 67 Hawtin Street, Templestowe | \$1,205,000 | 12.08.2017 |
| 3. 56 Greenridge Avenue, Templestowe | \$1,300,000 | 27.03.2017 |



The best price for your property

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14 Ferndell Crescent Templestowe, Victoria

 4  2  3

Price: \$1,305,000

Date: 25.03.2017

Rooms: 4

Property Type: House

Land Size: 650sqm



67 Hawtin Street Templestowe, Victoria

 4  2  2

Price: \$1,205,000

Date: 12.08.2017

Rooms: 4

Property Type: House

Land Size: 646sqm



56 Greenridge Avenue Templestowe, Victoria

 4  2  2

Price: \$1,300,000

Date: 27.03.2017

Rooms: 4

Property Type: House

Land Size: 686sqm

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.