

## 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	5/17 Hakea Street, Templestowe Vic 3106
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#### Indicative selling price

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

Range between	\$690,000	&	\$750,000
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#### Median sale price

Median price	\$845,000	House		Unit	X	Suburb	Templestowe
Period - From	01/01/2018	to	31/03/2018	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.



 2  2  2

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 1159 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

March quarter 2018: \$845,000

## Comparable Properties



**8/96-98 Foote St TEMPLESTOWE LOWER 3107** **Agent Comments**  
(REI)

 2  2  1

**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 14/05/2018

**Rooms:** 3

**Property Type:** Unit

**13/251 Williamsons Rd TEMPLESTOWE 3106** **Agent Comments**  
(REI)

 2  2  1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 16/01/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

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.