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

6 Hotham Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,200,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,437,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	15 Alfreda Av BULLEEN 3105	\$1,298,000	27/06/2021
2	30 Pinnacle Cr BULLEEN 3105	\$1,290,000	09/10/2021
3	6 Potter Ct TEMPLESTOWE LOWER 3107	\$1,260,000	21/06/2021

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:

26/10/2021 10:21



6 Hotham Street, Templestowe Lower Vic 3107







Property Type: House Land Size: 660 sqm approx Agent Comments

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** September quarter 2021: \$1,437,000

Comparable Properties



15 Alfreda Av BULLEEN 3105 (REI)



Price: \$1,298,000 Method: Auction Sale Date: 27/06/2021 Property Type: House (Res) Land Size: 673 sqm approx

Agent Comments

Agent Comments



- 3 Price: \$1,290,000 Method: Auction Sale

30 Pinnacle Cr BULLEEN 3105 (REI)

6 2

Date: 09/10/2021 Property Type: House (Res) Land Size: 605 sqm approx



6 Potter Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,260,000 Method: Private Sale Date: 21/06/2021 Property Type: House Land Size: 713 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.