

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

3/10 Hodgson Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$770,000 & \$847,000

Median sale price

Median price \$1,010,000 House Unit X Suburb Templestowe Lower

Period - From 01/04/2017 to 30/06/2017 Source REIV

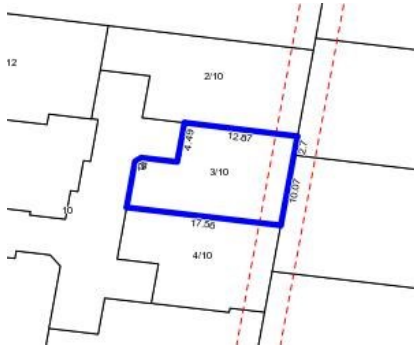
Comparable property sales (*Delete A or B below as applicable)

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	2/16 Ronald Av BULLEEN 3105	\$845,000	11/08/2017
2	3/116 Manningham Rd BULLEEN 3105	\$800,000	23/08/2017
3	4/1 Lakeview Tce TEMPLESTOWE LOWER 3107	\$776,000	29/04/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/16 Ronald Av BULLEEN 3105 (REI)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 11/08/2017

Rooms: -

Property Type: Townhouse (Res)

3/116 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 23/08/2017

Rooms: 6

Property Type: Townhouse (Res)

4/1 Lakeview Tce TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$776,000

Method: Private Sale

Date: 29/04/2017

Rooms: -

Property Type: Townhouse (Res)