

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 4 Hodgson Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,300,000 House X Unit Suburb Templestowe Lower

Period - From 01/10/2017 to 31/12/2017 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	39 Hodgson St TEMPLESTOWE LOWER 3107	\$1,385,000	14/09/2017
2	13 Totara Ct TEMPLESTOWE LOWER 3107	\$1,375,088	04/09/2017
3	275 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,314,000	05/10/2017

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.

4 Hodgson Street, Templestowe Lower Vic 3107

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

December quarter 2017: \$1,300,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

39 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$1,385,000

Method: Private Sale

Date: 14/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 752 sqm approx

13 Totara Ct TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$1,375,088

Method: Private Sale

Date: 04/09/2017

Rooms: -

Property Type: House

Land Size: 837 sqm approx



275 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$1,314,000

Method: Private Sale

Date: 05/10/2017

Rooms: 5

Property Type: House

Land Size: 838 sqm approx