

### 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

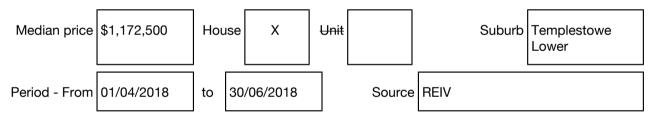
12 Hill View Parade, Templestowe Lower Vic 3107

#### Indicative selling price

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

Single price \$1,135,000

#### Median sale price



#### 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	7 Kanooka Av TEMPLESTOWE LOWER 3107	\$1,175,000	28/08/2018
2	79 Hodgson St TEMPLESTOWE LOWER 3107	\$1,150,000	11/08/2018
3	75 Hodgson St TEMPLESTOWE LOWER 3107	\$1,150,000	28/03/2018

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.

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata

#### Generated: 14/09/2018 14:05

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.







Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$1,135,000 Median House Price June quarter 2018: \$1,172,500

## **Comparable Properties**



7 Kanooka Av TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,175,000 Method: Private Sale Date: 28/08/2018 Rooms: -Property Type: House Land Size: 730 sqm approx



79 Hodgson St TEMPLESTOWE LOWER 3107 Agent Comments

(REI)

Price: \$1,150,000 Method: Auction Sale Date: 11/08/2018 Rooms: 7 Property Type: House (Res) Land Size: 700 sqm approx



75 Hodgson St TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,150,000 Method: Private Sale Date: 28/03/2018 Rooms: 4 Property Type: House (Res) Land Size: 718 sqm approx

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