

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
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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)

Single price 

\$1,135,000
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**Median sale price**

Median price	<table border="1"><tr><td>\$1,172,500</td></tr></table>	\$1,172,500	House	<table border="1"><tr><td>X</td></tr></table>	X	Unit	<table border="1"><tr><td></td></tr></table>		Suburb	<table border="1"><tr><td>Templestowe Lower</td></tr></table>	Templestowe Lower
\$1,172,500											
X											
Templestowe Lower											
Period - From	<table border="1"><tr><td>01/04/2018</td></tr></table>	01/04/2018	to	<table border="1"><tr><td>30/06/2018</td></tr></table>	30/06/2018	Source	<table border="1"><tr><td>REIV</td></tr></table>			REIV	
01/04/2018											
30/06/2018											
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	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.



 3    2    2

**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 (REI)**   **Agent Comments**

 4    2    2

**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 (REI)**   **Agent Comments**

 4    3    2

**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 (REI)**   **Agent Comments**

 3    2    2

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