

# 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

1/17 Hakea Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$960,000

### Median sale price

Median price \$880,000 Property Type Unit Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	2/57 Wood St TEMPLESTOWE 3106	\$960,000	05/10/2023
2	5/108 Parker St TEMPLESTOWE 3106	\$880,000	02/12/2023
3	1/108 Parker St TEMPLESTOWE 3106	\$850,000	09/11/2023

**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:

25/03/2024 12:49

1/17 Hakea Street, Templestowe Vic 3106

**Jellis  
Craig**

Nicole Qiu

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**Indicative Selling Price**

\$890,000 - \$960,000

**Median Unit Price**

December quarter 2023: \$880,000



 3  2  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/57 Wood St TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 05/10/2023

**Property Type:** Townhouse (Res)



**5/108 Parker St TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)



**1/108 Parker St TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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