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

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

Jellis Craig

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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)

🛏 3   🛁 2   🚗 2

Price: $960,000
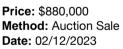**Method:** Sold Before Auction
Date: 05/10/2023
Property Type: Townhouse (Res)

Agent Comments

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

🛏 3   🛁 2   🚗 2

Price: $880,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)

Agent Comments

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

🛏 3   🛁 2   🚗 2

Price: $850,000
Method: Private Sale
Date: 09/11/2023
Property Type: Townhouse (Res)

Agent Comments

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