

# 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

23 Hawtin 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/04/2023 to 30/06/2023 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	72 Hawtin St TEMPLESTOWE 3106	\$1,250,000	08/07/2023
2	23 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,200,000	08/08/2023
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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:

24/08/2023 10:19



**Rooms:** 5

**Property Type:** House

Agent Comments

## Comparable Properties



**72 Hawtin St TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 755 sqm approx



**23 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 08/08/2023

**Property Type:** House

**Land Size:** 664 sqm approx

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.