

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 4 Hutchins Terrace, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Templestowe

Period - From 01/10/2022 to 30/09/2023 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	5 Crofton Tce DONCASTER EAST 3109	\$1,500,000	22/09/2023
2	36 Matisse Dr TEMPLESTOWE 3106	\$1,410,000	27/05/2023
3	2 Jefferson Gr DONCASTER EAST 3109	\$1,383,000	26/08/2023

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: 13/11/2023 10:07



 4  2  2

Property Type: House

Land Size: 922 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending September 2023: \$1,700,000

Comparable Properties



5 Crofton Tce DONCASTER EAST 3109 (REI)

Agent Comments

 5  3  2

Price: \$1,500,000

Method: Private Sale

Date: 22/09/2023

Property Type: House (Res)

Land Size: 814 sqm approx



36 Matisse Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,410,000

Method: Private Sale

Date: 27/05/2023

Property Type: House

Land Size: 845 sqm approx



2 Jefferson Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,383,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 779 sqm approx