## 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

41 Hawtin Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,900,000		&		\$2,050,000					
Median sale p	rice									
Median price	\$1,850,500	Pro	operty Type	Hou	se		Suburb	Templestowe		
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8 Aloha Gdns TEMPLESTOWE 3106	\$2,051,000	06/12/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

10/04/2024 16:28





Tony Tuccitto





**Property Type:** House **Land Size:** 666 sqm approx Agent Comments 8841 4888 0407 144 390 tonytuccitto@jelliscraig.com.au

Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price December quarter 2023: \$1,850,500

# **Comparable Properties**



8 Aloha Gdns TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$2,051,000 Method: Private Sale Date: 06/12/2023 Property Type: House (Res) Land Size: 840 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.

Account - Jellis Craig | P: 03 8841 4888

propertydata



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