

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

42 Hawtin Street, Templestowe

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,250,000

Median sale price

Median price

\$1,427,000

Property type

House

Suburb

Templestowe

Period - From

Oct 2023

to

DEC 2023

Source

R/E

Comparable property sales

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. 22 Stradmore Avenue, Templestowe	\$ 1,250,000	22/11/2023
2. 5 Wallmah Close, Templestowe	\$ 1,250,000	4/10/2023
3. 23 Hawtin Street, Templestowe	\$1,300,000	7/10/2023

This Statement of Information was prepared on:

26/02/2024

Comparable properties



\$ 1,250,000

22 Stardmore Avenue, Templestowe, Victoria

DATE: 22/11/2023

PROPERTY TYPE: HOUSE

 4  2
 2  650 sqm



\$1,250,000

5 Wallmah Close, Templestowe, Victoria

DATE: 4/10/2023

PROPERTY TYPE: HOUSE

 3  2
 1  742 sqm





\$1,300,000

23 Hawtin Street, Templestowe, Victoria

DATE: 7/10/2023z

PROPERTY TYPE: HOUSE

 3  2
 3  726 sqm x

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Our Difference



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