

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	52 Hodgson Street, Templestowe Lower Vic 3107
---	---

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price	\$1,440,000	Property Type	House	Suburb	Templestowe Lower
Period - From	01/01/2024	to	31/03/2024	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	186 Thompsons Rd BULLEEN 3105	\$1,350,000	01/05/2024
2	318 High St TEMPLESTOWE LOWER 3107	\$1,300,000	23/03/2024
3	10 Lakeview Tce TEMPLESTOWE LOWER 3107	\$1,260,000	18/04/2024

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: 13/05/2024 10:51