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	9 Hodgson Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,515,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/01/2023	to	31/03/2023	S	ource	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

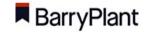
Add	dress of comparable property	Price	Date of sale
1	42 Hodgson St TEMPLESTOWE LOWER 3107	\$1,310,000	04/05/2023
2	12 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,266,000	17/06/2023
3	3 Astley St TEMPLESTOWE LOWER 3107	\$1,180,000	01/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/07/2023 18:03





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Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** March quarter 2023: \$1,515,000

Agent Comments

Agent Comments

40.6 43.6 MapTiler OpenStreetMap contributors

Property Type: House Land Size: 722 sqm approx

Agent Comments

Comparable Properties



42 Hodgson St TEMPLESTOWE LOWER 3107

(REI) **-**3



Price: \$1,310,000 Method: Private Sale Date: 04/05/2023 Property Type: House Land Size: 725 sqm approx

12 Marcus Rd TEMPLESTOWE LOWER 3107

(REI)





Price: \$1,266,000 Method: Auction Sale Date: 17/06/2023

Property Type: House (Res) Land Size: 753 sqm approx





Price: \$1,180,000 Method: Private Sale Date: 01/04/2023 Property Type: House Land Size: 679 sqm approx

Account - Barry Plant | P: 03 9842 8888



