

# 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 9 Hodgson Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,515,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2023 to 31/03/2023 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	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 comparable properties 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

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2023: \$1,515,000



**Property Type:** House

**Land Size:** 722 sqm approx

Agent Comments

## Comparable Properties



**42 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**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)**

Agent Comments



**Price:** \$1,266,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 753 sqm approx



**3 Astley St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**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