

# 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 57 Hawtin Street, Templestowe Vic 3106

### Indicative selling price

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

Single price \$930,000

### Median sale price

Median price \$1,375,000

Property Type House

Suburb Templestowe

Period - From 01/07/2019

to 30/09/2019

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	76 Glenair St TEMPLESTOWE LOWER 3107	\$935,000	26/07/2019
2	40 Ashford St TEMPLESTOWE LOWER 3107	\$920,000	29/05/2019
3	56 Milne St TEMPLESTOWE 3106	\$918,000	07/06/2019

**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:

18/11/2019 11:48

57 Hawtin Street, Templestowe Vic 3106

Lambie Balkos

03 8841 2000

0439 901 097

lambie.balkos@raywhite.com



 3  1  2

**Property Type:** House (Res)

**Land Size:** 663 sqm approx

Agent Comments

**Indicative Selling Price**

\$930,000

**Median House Price**

September quarter 2019: \$1,375,000

## Comparable Properties



**76 Glenair St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$935,000

**Method:** Private Sale

**Date:** 26/07/2019

**Property Type:** House

**Land Size:** 650 sqm approx



**40 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$920,000

**Method:** Private Sale

**Date:** 29/05/2019

**Property Type:** House

**Land Size:** 670 sqm approx



**56 Milne St TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$918,000

**Method:** Private Sale

**Date:** 07/06/2019

**Property Type:** House

**Land Size:** 766 sqm approx

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.