

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2/23 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) (\*Delete single price or range as applicable)

Single price \$ or range between \$820,000 & \$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$893,500 \*House \*Unit X Suburb Templestowe Lower

Period - From 01/10/2018 to 31/12/2018 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
7/325 Thompsons Rd TEMPLESTOWE LOWER 3107	\$900,000	27/10/2018
1/70 Ayr St DONCSTER 3108	\$887,500	16/03/2019
2/114 Thompsons Rd BULLEEN	\$868,888	09/02/2019

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.~~