

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

42 HAWTIN STREET TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,240,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Templestowe

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

16 COLONSAY STREET TEMPLESTOWE VIC 3106	\$1,260,000	18-Jan-22
10 ALBURNUM CRESCENT TEMPLESTOWE LOWER VIC 3107	\$1,235,000	23-Apr-22
29 LYNNWOOD PARADE TEMPLESTOWE LOWER VIC 3107	\$1,291,688	27-Apr-22

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 6 months.~~

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**16 COLONSAY STREET
TEMPLESTOWE VIC 3106**

4 2 2

Sold Price **\$1,260,000** Sold Date **18-Jan-22**

Distance **0.75km**



**10 ALBURNUM CRESCENT
TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price ^{RS} **\$1,235,000** Sold Date **23-Apr-22**

Distance **1.95km**



**29 LYNNWOOD PARADE
TEMPLESTOWE LOWER VIC 3107**

3 2 2

Sold Price ^{RS} **\$1,291,688** Sold Date **27-Apr-22**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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