

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

3/19 Hakea Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$805,000

Property Type Unit

Suburb Templestowe

Period - From 01/07/2018

to 30/06/2019

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	5/115-117 James St TEMPLESTOWE 3106	\$685,000	05/10/2019
2	3/243 Williamsons Rd TEMPLESTOWE 3106	\$670,000	26/09/2019
3	2/243 Williamsons Rd TEMPLESTOWE 3106	\$662,000	22/08/2019

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:

16/10/2019 09:12

3/19 Hakea Street, Templestowe Vic 3106

Diana Dai
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0408 050 157
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2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$680,000

Median Unit Price
Year ending June 2019: \$805,000

Comparable Properties



5/115-117 James St TEMPLESTOWE 3106
(REI)

Agent Comments

2 1 1

Price: \$685,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Townhouse (Res)



3/243 Williamsons Rd TEMPLESTOWE 3106
(REI)

Agent Comments

2 2 1

Price:
Method: Private Sale
Date: 26/09/2019
Property Type: Townhouse (Single)



2/243 Williamsons Rd TEMPLESTOWE 3106
(REI)

Agent Comments

2 2 1

Price:
Method: Private Sale
Date: 22/08/2019
Property Type: Townhouse (Single)

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.