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	5 Hawtin Street, Templestowe Vic 3106

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,800,000 Property Type House Suburb Templestowe

Period - From 01/04/2023 to 31/03/2024 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 Montclair Ct TEMPLESTOWE 3106	$1,301,000	09/03/2024
2	42 Hawtin St TEMPLESTOWE 3106	$1,185,000	23/04/2024
3			

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: 12/07/2024 09:56

5 Hawtin Street, Templestowe Vic 3106

RT Edgar

Vince Naz
0402 828 198
0402 828 198
vnaz@rtedgar.com.au



3 1 10

Property Type:
Residential/Medical
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending March 2024: $1,800,000

Comparable Properties



5 Montclair Ct TEMPLESTOWE 3106 (REI/VG)

3 2 2

Price: $1,301,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments



42 Hawtin St TEMPLESTOWE 3106 (REI)

3 2 2

Price: $1,185,000
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 670 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE | propertydata.com.au

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