

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

Indicative selling price

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

Single price

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

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. 7 Dove Court, Templestowe Lower	\$1,288,000	26.08.2017
2. 6 Jean Street, Templestowe Lower	\$1,503,500	06.05.2017
3. 19 Kanooka Avenue, Templestowe Lower	\$1,340,000	20.05.2017



The best price for your property

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Comparable Properties



7 Dove Court Templestowe Lower, Victoria

 4  2  2

Price: \$1,288,000

Date: 26.08.2017

Rooms: 4

Property Type: House

Land Size: 948sqm



6 Jean Street Templestowe Lower, Victoria

 3  1  1

Price: \$1,503,500

Date: 06.05.2017

Rooms: 3

Property Type: House

Land Size: 907sqm



19 Kanooka Aveune Templestowe Lower, Victoria

 2  1  2

Price: \$1,340,000

Date: 20.05.2017

Rooms: 2

Property Type: House

Land Size: 924sqm

The Hudson Bond Difference



Modern Marketing

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.



Best Price Guarantee

If your house sells for less, then you pay **nothing**. We don't mislead you with a high quote just to win your business.



A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.