

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

13B Hillhouse Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,375,000 Property Type House Suburb Templestowe

Period - From 01/07/2019 to 30/09/2019 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	11 Apple Blossom Ct TEMPLESTOWE 3106	\$1,338,000	26/08/2019
2	10 Donhaven Ct TEMPLESTOWE 3106	\$1,278,000	14/06/2019
3	1 Catherine Av DONCASTER EAST 3109	\$1,251,000	07/09/2019

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: 03/12/2019 10:53



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
September quarter 2019: \$1,375,000

Comparable Properties



11 Apple Blossom Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,338,000
Method: Private Sale
Date: 26/08/2019
Property Type: House
Land Size: 785 sqm approx



10 Donhaven Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,278,000
Method: Private Sale
Date: 14/06/2019
Property Type: House
Land Size: 650 sqm approx



1 Catherine Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,251,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 782 sqm approx