## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	22 Hillcroft Drive, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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#### Median sale price

Median price	\$1,704,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/10/2021	to	31/12/2021		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

7,01	aress of comparable property	1 1100	Date of Sale
1	4 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,590,000	06/10/2021
2	49 The Grange TEMPLESTOWE 3106	\$1,550,000	22/09/2021
3	55 Board St DONCASTER 3108	\$1,505,000	29/01/2022

#### 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:	31/01/2022 12:37



Date of sale







Rooms: 8

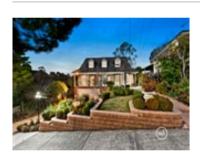
Property Type: House Land Size: 695 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,500,000 - \$1,650,000 **Median House Price** 

December quarter 2021: \$1,704,000

## Comparable Properties



4 Montpellier Cr TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)

Price: \$1,590,000 Method: Auction Sale

Date: 06/10/2021 Property Type: House (Res)

Land Size: 688 sqm approx



49 The Grange TEMPLESTOWE 3106 (REI/VG) Agent Comments

Price: \$1,550,000 Method: Private Sale Date: 22/09/2021 Property Type: House Land Size: 905 sqm approx



55 Board St DONCASTER 3108 (REI)

Price: \$1,505,000 Method: Private Sale Date: 29/01/2022 Property Type: House Land Size: 650 sqm approx Agent Comments

#### Account - Philip Webb



