

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

22 Hillcroft Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,704,000 Property 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	Price	Date of sale
1	4 Montpelier 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



 4  2  2

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 (REI/VG) **Agent Comments**

 4  2  2

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**

 4  2  2

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)

Agent Comments

 4  3  3

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

Account - Philip Webb