

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 Beverly Hills Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,512,500 House X Unit Suburb Templestowe

Period - From 01/07/2017 to 30/09/2017 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	8 Bindi CI TEMPLESTOWE 3106	\$1,475,000	13/05/2017
2	22 Santa Rosa Blvd DONCASTER EAST 3109	\$1,470,000	11/08/2017
3	4 Briarwood Ct DONCASTER EAST 3109	\$1,450,600	25/07/2017

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.~~



Rooms:

Property Type: House

Land Size: 855.10 sqm approx

Agent Comments

Comparable Properties



8 Bindi CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,475,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 11

Property Type: House (Res)

Land Size: 903 sqm approx



22 Santa Rosa Blvd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,470,000

Method: Private Sale

Date: 11/08/2017

Rooms: 9

Property Type: House (Res)

Land Size: 805 sqm approx



4 Briarwood Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,450,600

Method: Private Sale

Date: 25/07/2017

Rooms: -

Property Type: House

Land Size: 828 sqm approx