

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

51 Hillcroft Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Templestowe

Period - From 01/04/2020 to 30/06/2020 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	6 Millwood Ct TEMPLESTOWE 3106	\$1,400,000	10/04/2020
2	2 Rebecca CI TEMPLESTOWE 3106	\$1,398,000	03/02/2020
3	7 Cottswold Rise TEMPLESTOWE 3106	\$1,315,000	22/06/2020

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:

24/07/2020 19:08



 6  2  2

Rooms: 10
Property Type: House
Land Size: 1216 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
June quarter 2020: \$1,430,000

Comparable Properties



6 Millwood Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,400,000
Method: Private Sale
Date: 10/04/2020
Property Type: House
Land Size: 813 sqm approx



2 Rebecca Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,398,000
Method: Private Sale
Date: 03/02/2020
Property Type: House
Land Size: 661 sqm approx



7 Cottswold Rise TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,315,000
Method: Private Sale
Date: 22/06/2020
Property Type: House
Land Size: 869 sqm approx