

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

13 Hollywood Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,651,000 Property Type House Suburb Templestowe

Period - From 01/04/2021 to 30/06/2021 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 Bantry Gr TEMPLESTOWE 3106	\$1,405,000	24/07/2021
2	1 Hollywood Cl TEMPLESTOWE 3106	\$1,320,000	22/07/2021
3	19 Templemore Dr TEMPLESTOWE 3106	\$1,252,400	31/07/2021

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:

29/09/2021 14:50



Rooms: 2
Property Type: House (Res)
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2021: \$1,651,000

Comparable Properties



4 Bantry Gr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,405,000
Method: Auction Sale
Date: 24/07/2021
Property Type: House (Res)
Land Size: 780 sqm approx

1 Hollywood Cl TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Sold Before Auction
Date: 22/07/2021
Property Type: House (Res)
Land Size: 785 sqm approx



19 Templemore Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,252,400
Method: Auction Sale
Date: 31/07/2021
Property Type: House (Res)
Land Size: 796 sqm approx

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