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 Beverly Hills Drive, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,450,000		&		\$1,595,000			
Median sale p	rice							
Median price	\$1,511,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	52 Santa Rosa Blvd DONCASTER EAST 3109	\$1,567,000	04/02/2023
2	2 Ashton Rise DONCASTER EAST 3109	\$1,542,000	11/02/2023
3	2 Mayo CI TEMPLESTOWE 3106	\$1,410,000	10/12/2022

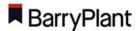
OR

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.

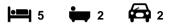
This Statement of Information was prepared on:

16/02/2023 15:10









Property Type: House Land Size: 838 sqm approx Agent Comments

Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price December quarter 2022: \$1,511,000

Comparable Properties





52 Santa Rosa Blvd DONCASTER EAST 3109 Agent Comments (REI)



Price: \$1,567,000 Method: Auction Sale Date: 04/02/2023 Property Type: House (Res) Land Size: 796 sqm approx

2 Ashton Rise DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,542,000 Method: Auction Sale Date: 11/02/2023 Property Type: House (Res) Land Size: 502 sqm approx

2 Mayo CI TEMPLESTOWE 3106 (REI)



Agent Comments



Price: \$1,410,000 Method: Auction Sale Date: 10/12/2022 Property Type: House (Res) Land Size: 818 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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