

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 consumer.vic.gov.au/underquoting

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$1,511,000

Property Type

House

Suburb

Templestowe

Period - From

01/10/2022

to

31/12/2022

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	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 Cl 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



 5  2  2

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 (REI) **Agent Comments**

 5  2  2

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**

 4  2  2

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**

 5  3  2

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