

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 2 Hollywood Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,110,000 House X Unit Suburb Templestowe

Period - From 01/01/2019 to 31/03/2019 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	7 Schafter Dr DONCASTER EAST 3109	\$1,350,000	27/03/2019
2	24 The Pines Outlook DONCASTER EAST 3109	\$1,285,000	15/03/2019
3	10 Renoir Av TEMPLESTOWE 3106	\$1,250,000	10/12/2018

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.

Michael Steenhuis
(03) 9842 8888
0400 499 601
msteenhuis@barryplant.com.au



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000

Median House Price
March quarter 2019: \$1,110,000

Comparable Properties



7 Schafer Dr DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 27/03/2019
Rooms: -
Property Type: House
Land Size: 810 sqm approx



24 The Pines Outlook DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,285,000
Method: Private Sale
Date: 15/03/2019
Rooms: -
Property Type: House
Land Size: 678 sqm approx



10 Renoir Av TEMPLESTOWE 3106 (REI) **Agent Comments**

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 10/12/2018
Rooms: -
Property Type: House
Land Size: 949 sqm approx