

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

Date of sale

Generated: 15/05/2019 11:47

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	2 Hollywood Close, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,110,000	Ηοι	ıse 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

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

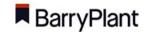
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Price



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Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2019: \$1,110,000



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Rooms:

Property Type: House (Res) **Land Size:** 785 sqm approx

Agent Comments

Comparable Properties



7 Schafter Dr DONCASTER EAST 3109 (REI)

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)

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Method: Private Sale

Price: \$1.285.000

Date: 15/03/2019 Rooms: -

Property Type: House **Land Size:** 678 sqm approx

10 Renoir Av TEMPLESTOWE 3106 (REI)

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Price: \$1,250,000 **Method:** Private Sale **Date:** 10/12/2018

Rooms: -

Property Type: House **Land Size:** 949 sqm approx

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Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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