

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

38 Beverly Hills Drive, Templestowe Vic 3106

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$1,789,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2023

to

30/06/2024

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	12 Lloyd Ct TEMPLESTOWE 3106	\$2,400,000	31/05/2024
2	6 Larnaca Ct TEMPLESTOWE 3106	\$2,225,000	25/05/2024
3	237 Serpells Rd TEMPLESTOWE 3106	\$2,300,000	22/02/2024

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:

01/08/2024 15:54



Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000
Median House Price
Year ending June 2024: \$1,789,000

Comparable Properties



12 Lloyd Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 31/05/2024
Property Type: House (Res)
Land Size: 604 sqm approx



6 Larnaca Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,225,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 895 sqm approx



237 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,300,000
Method: Expression of Interest
Date: 22/02/2024
Property Type: House (Res)
Land Size: 950 sqm approx