

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

26 Dellfield Drive, Templestowe Lower VIC

Indicative selling price

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

**SINGLE
PRICE**

\$895,000

Median sale price

**MEDIAN
PRICE**

\$1,173,000

HOUSE

X

SUBURB

Templestowe Lower

**PERIOD -
FROM**

01/04/2018

TO

30/06/2018

SOURCE

REIV

Comparable property sales

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

17 Verene Avenue, Templestowe Lower

\$1,072,500

07.07.2018

25 Ardgowrie Court, Templestowe Lower

\$1,050,000

21.05.2018

14 Kelvinside Drive, Templestowe

\$980,000

23.08.2018

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Comparable properties



\$1,072,500

17 Verene Avenue, Templestowe Lower, Victoria

DATE: 07.07.2018

PROPERTY TYPE: House

 3  1
 2  659 sqm x



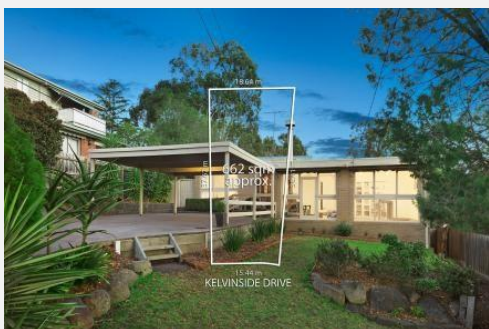
\$1,050,000

25 Ardgowrie Court, Templestowe Lower, Victoria

DATE: 21.05.2018

PROPERTY TYPE: House

 3  1
 x  659 sqm



\$980,000

14 Kelvinside Drive, Templestowe, Victoria

DATE: 23.08.2018

PROPERTY TYPE: House

 3  2
 2  662 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee