

## 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

95 Dellfield Drive, Templestowe

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$ 1,225,000

**Median sale price**Median price 

\$ 1,650,000

Property type 

HOUSE

Suburb 

TEMPLESTOWE

Period - From 

01/06/21

to

31/09/21

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
1 77 Anderson Street, Templestowe	\$ 1,280,000	02/07/21
2 39 Eucalypt Avenue, Templestowe Lower	\$ 1,310,000	29/05/21
3 17 Clauscen Street, Templestowe Lower	\$ 1,255,000	27/09/21

This Statement of Information was prepared on: 

20/10/21

## Comparable properties



**\$ 1,280,000**

77 Anderson Street, Templestowe, Victoria

DATE: 02/07/21

PROPERTY TYPE: HOUSE

 4     2  
 2     662 sqm



**\$ 1,310,000**

39 Eucalypt Avenue, Templestowe Lower, Victoria

DATE: 29/05/21

PROPERTY TYPE: HOUSE

 4     1  
 2     651sqm



**\$ 1,255,000**

17 Clauscen Street, Templestowe Lower, Victoria

DATE: 27/09/21

PROPERTY TYPE: HOUSE

 4     2  
 2     649sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee