

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

20 Dellas Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$3,600,000 & \$3,900,000

Median sale price

Median price \$1,776,000 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 30/09/2024 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	3 Dora Ct TEMPLESTOWE 3106	\$4,399,999	19/04/2024
2	14 Unwin St TEMPLESTOWE 3106	\$3,850,000	23/11/2023
3	9 Glendenning Rise TEMPLESTOWE 3106	\$3,620,000	27/03/2023

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:

24/10/2024 13:35



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Property Type: House
Land Size: 1590 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,600,000 - \$3,900,000
Median House Price
 Year ending September 2024: \$1,776,000

Comparable Properties



3 Dora Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$4,399,999
Method: Private Sale
Date: 19/04/2024
Property Type: House (Res)
Land Size: 4005 sqm approx



14 Unwin St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$3,850,000
Method: Private Sale
Date: 23/11/2023
Property Type: House (Res)
Land Size: 1012 sqm approx



9 Glendenning Rise TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$3,620,000
Method: Private Sale
Date: 27/03/2023
Property Type: House
Land Size: 4002 sqm approx

Account - VICPROP