## 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	20 Dellas Avenue, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$3,600,000	&	\$3,900,000
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#### Median sale price

Median price \$1,776,000	Pro	operty Type Hou	ıse		Suburb	Templestowe
Period - From 01/10/2023	to	30/09/2024	So	ource	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

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 comparableproperties 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













**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)







Price: \$4,399,999 Method: Private Sale Date: 19/04/2024

Property Type: House (Res) Land Size: 4005 sqm approx **Agent Comments** 



14 Unwin St TEMPLESTOWE 3106 (REI/VG)

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Price: \$3,850,000 Method: Private Sale Date: 23/11/2023

Property Type: House (Res) Land Size: 1012 sqm approx **Agent Comments** 



9 Glendenning Rise TEMPLESTOWE 3106

(REI/VG)

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

**Account - VICPROP** 





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