

Dennis Dellas 9838 1388 0412 043 694 dennis@lindellas.com

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

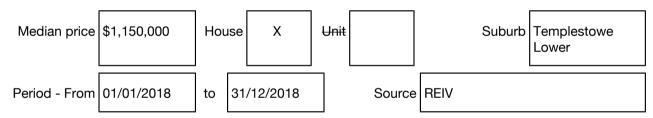
s 31 Hazel Drive, Templestowe Lower Vic 3107 d e

Indicative selling price

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

 Range between
 \$1,350,000
 &
 \$1,485,000

Median sale price



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	29 David Rd TEMPLESTOWE LOWER 3107	\$1,550,000	07/02/2019
2	1 Kathleen Gr BULLEEN 3105	\$1,445,000	22/01/2019
3	11 Sassafras Dr TEMPLESTOWE LOWER 3107	\$1,310,000	19/03/2019

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.

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Lindellas

Dennis Dellas 9838 1388





Rooms: 8 Property Type: House (Previously Occupied - Detached) Land Size: 792 sqm approx Agent Comments 0412 043 694 dennis@lindellas.com **Indicative Selling Price** \$1,350,000 - \$1,485,000

Median House Price Year ending December 2018: \$1,150,000

Comparable Properties



29 David Rd TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,550,000 Method: Private Sale Date: 07/02/2019 Rooms: -Property Type: House Land Size: 725 sqm approx

Agent Comments

Agent Comments





Property Type: House (Res) **Land Size:** 685 sqm approx

1 Kathleen Gr BULLEEN 3105 (VG)



11 Sassafras Dr TEMPLESTOWE LOWER 3107 Agent Comments



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Price: \$1,310,000 Method: Private Sale Date: 19/03/2019 Rooms: -Property Type: House (Res) Land Size: 684 sqm approx

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399

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REIV



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