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	10 Newlyn Close, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,155,000
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Median sale price

Median price	\$1,701,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/01/2022	to	31/12/2022		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

Add	dress of comparable property	Price	Date of sale
1	12 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,130,000	28/11/2022
2	46 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,110,000	22/10/2022
3	9 Dellwood Ct TEMPLESTOWE 3106	\$1,065,000	09/02/2023

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:	13/04/2023 11:00

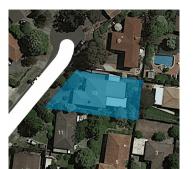


McGrath

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Indicative Selling Price \$1,050,000 - \$1,155,000 **Median House Price**

Year ending December 2022: \$1,701,000



Rooms: 7

Property Type: House (Res) Land Size: 661 sqm approx

Agent Comments

Comparable Properties



12 Fyfe Dr TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$1,130,000 Method: Private Sale Date: 28/11/2022

Property Type: House (Res) Land Size: 622 sqm approx

Agent Comments



46 Dellfield Dr TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$1,110,000 Method: Auction Sale Date: 22/10/2022

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments



9 Dellwood Ct TEMPLESTOWE 3106 (REI/VG)

Price: \$1,065,000 Method: Private Sale Date: 09/02/2023

Property Type: House (Res) Land Size: 698 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



