

# 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

10 Newlyn Close, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,155,000

### Median sale price

Median price \$1,701,000

Property 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	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 comparable properties 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



**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 661 sqm approx

Agent Comments

## Comparable Properties



**12 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,130,000

**Method:** Private Sale

**Date:** 28/11/2022

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**46 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments



**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 22/10/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**9 Dellwood Ct TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$1,065,000

**Method:** Private Sale

**Date:** 09/02/2023

**Property Type:** House (Res)

**Land Size:** 698 sqm approx