

# 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 31 Dellfield Drive, Templestowe Lower, VIC 3107

### Indicative selling price

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

Price Range \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 08/09/2021 to 08/09/2022 Source Realestate

### Comparable property sales

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
16 DELLFIELD DRIVE, TEMPLESTOWE LOWER VIC 3107	\$1,251,000	18/06/2022
25 ASTLEY STREET, TEMPLESTOWE LOWER VIC 3107	\$1,245,000	03/09/2022
17 ALBURNUM CRESCENT, TEMPLESTOWE LOWER VIC 3107	\$1,210,000	30/07/2022

This Statement of Information was prepared on: 08/09/2022