

# 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

12 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)

Range between \$1,980,000 & \$2,178,000

### Median sale price

Median price \$1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	22 Pentlowe Av TEMPLESTOWE LOWER 3107	\$2,350,000	24/01/2024
2	31 Hazel Dr TEMPLESTOWE LOWER 3107	\$2,330,000	11/11/2023
3	10 Riverwood La TEMPLESTOWE LOWER 3107	\$2,050,000	15/04/2024

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:

20/05/2024 09:55

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**Indicative Selling Price**

\$1,980,000 - \$2,178,000

**Median House Price**

March quarter 2024: \$1,440,000



 5  2  2

**Property Type:** House

**Land Size:** 658 sqm approx

Agent Comments

## Comparable Properties



**22 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)** [Agent Comments](#)

 5  4  2

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**31 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)** [Agent Comments](#)

 4  3  2

**Price:** \$2,330,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 792 sqm approx



**10 Riverwood La TEMPLESTOWE LOWER 3107 (REI)** [Agent Comments](#)

 4  3  4

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 15/04/2024

**Property Type:** House (Res)

**Land Size:** 435 sqm approx

Account - Barry Plant | P: 03 9842 8888