

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

15 Darnley Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,778,000

Property Type House

Suburb Templestowe

Period - From 12/11/2023

to 11/11/2024

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	39 Forest Ct TEMPLESTOWE 3106	\$2,200,000	03/10/2024
2	138 Landscape Dr DONCASTER EAST 3109	\$2,085,000	31/08/2024
3	3 Keats Ct TEMPLESTOWE 3106	\$2,150,000	19/08/2024

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:

12/11/2024 11:51

John Konidaris
03 9842 8000
0412 776 650

john.konidaris@harcourts.com.au

Indicative Selling Price
\$2,000,000 - \$2,200,000

Median House Price
12/11/2023 - 11/11/2024: \$1,778,000



Property Type: Home
Land Size: 714 sqm approx
Agent Comments

Comparable Properties



39 Forest Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,200,000
Method: Sold Before Auction
Date: 03/10/2024
Property Type: House (Res)
Land Size: 792 sqm approx



138 Landscape Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$2,085,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 756 sqm approx



3 Keats Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,150,000
Method: Private Sale
Date: 19/08/2024
Property Type: House (Res)
Land Size: 1036 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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