# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Address Including suburb and	15 Darnley Drive, Templestowe Vic 3106	

Including suburb and postcode

#### Indicative selling price

Property offered for sale

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	Pro	perty Type	House		Suburb	Templestowe
Period - From	12/11/2023	to	11/11/2024	S	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.

Ad	dress 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 CI TEMPLESTOWE 3106	\$2,150,000	19/08/2024

OR

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.

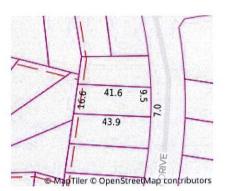
This Statement of Information was prepared on: 12/11/2024 11:51





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Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 12/11/2023 - 11/11/2024: \$1,778,000



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Property Type: Home Land Size: 714 sqm approx

Agent Comments

# Comparable Properties



39 Forest Ct TEMPLESTOWE 3106 (REI)

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Price: \$2,200,000

Method: Sold Before Auction

Date: 03/10/2024

Property Type: House (Res) Land Size: 792 sqm approx **Agent Comments** 



138 Landscape Dr DONCASTER EAST 3109 (REI)

4

**Price:** \$2,085,000 **Method:** Auction Sale **Date:** 31/08/2024





2

**Agent Comments** 

Agent Comments

Property Type: House (Res) Land Size: 756 sqm approx



3 Keats CI TEMPLESTOWE 3106 (REI)

4



2

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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