

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

43 Dellfield Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,280,000

&

\$1,350,000

Median sale price

Median price \$1,165,750

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2020

to 31/12/2020

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	2 Mason Ct TEMPLESTOWE LOWER 3107	\$1,315,000	27/03/2021
2	21 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,315,000	27/03/2021
3	126 High St DONCASTER 3108	\$1,300,000	31/03/2021

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:

14/04/2021 16:18



 5  3  3

Rooms: 8
Property Type: House (Res)
Land Size: 677 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,350,000
Median House Price
 December quarter 2020: \$1,165,750

Comparable Properties



2 Mason Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  3

Price: \$1,315,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 783 sqm approx



21 Palmerston Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  -

Price: \$1,315,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 651 sqm approx



126 High St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 31/03/2021
Property Type: House (Res)
Land Size: 781 sqm approx