Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 43 Dellfield Drive, Templestowe Lower Vic 3107 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Pro | perty Type | House | | Suburb | Templestowe Lower |
|---------------|-------------|-----|------------|-------|-------|--------|-------------------|
| Period - From | 01/10/2020 | to | 31/12/2020 | S | ource | 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

| | areas or comparable property | 1 1100 | 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 |

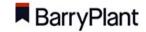
OR

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 |
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Date of sale







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)

Price: \$1,315,000 Method: Auction Sale

Date: 27/03/2021 Property Type: House (Res)

Land Size: 783 sqm approx

Agent Comments



21 Palmerston Av TEMPLESTOWE LOWER

3107 (REI)



Price: \$1,315,000 Method: Auction Sale Date: 27/03/2021

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



126 High St DONCASTER 3108 (REI)

Price: \$1,300,000 Method: Private Sale Date: 31/03/2021

Property Type: House (Res) Land Size: 781 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



