

# 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

14 Dellwood Court, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Templestowe

Period - From 13/07/2021

to

12/07/2022

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	57 Council St DONCASTER 3108	\$1,350,000	07/06/2022
2	8 Totara Ct TEMPLESTOWE LOWER 3107	\$1,417,000	12/02/2022
3	40 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,450,000	30/04/2022

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:

13/07/2022 14:00

14 Dellwood Court, Templestowe Vic 3106



Harry Fares

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

13/07/2021 - 12/07/2022: \$1,700,000



4 2 2

**Property Type:** House

**Land Size:** 652 sqm approx

**Agent Comments**

## Comparable Properties



**57 Council St DONCASTER 3108 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 07/06/2022

**Property Type:** House

**Land Size:** 649 sqm approx



**8 Totara Ct TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,417,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** House (Res)

**Land Size:** 691 sqm approx



**40 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** House (Res)

**Land Size:** 664 sqm approx

**Account - Philip Webb**



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