

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

12 Dellfield Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$2,280,000 & \$2,480,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	22 Pentlowe Av TEMPLESTOWE LOWER 3107	\$2,350,000	24/01/2024
2	31 Hazel Dr TEMPLESTOWE LOWER 3107	\$2,330,000	11/11/2023
3	10 Riverwood La TEMPLESTOWE LOWER 3107	\$2,050,000	15/04/2024

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:

24/04/2024 15:03

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Indicative Selling Price

\$2,280,000 - \$2,480,000

Median House Price

March quarter 2024: \$1,440,000



 5  2  2

Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



22 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 5  4  2

Price: \$2,350,000

Method: Private Sale

Date: 24/01/2024

Property Type: House (Res)

Land Size: 652 sqm approx



31 Hazel Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  3  2

Price: \$2,330,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 792 sqm approx



10 Riverwood La TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  3  4

Price: \$2,050,000

Method: Private Sale

Date: 15/04/2024

Property Type: House (Res)

Land Size: 435 sqm approx

Account - Barry Plant | P: 03 9842 8888