

# 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

18 Dena Court, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	382 Church Rd TEMPLESTOWE 3106	\$1,480,000	03/02/2024
2	7 Caminole Wynd TEMPLESTOWE 3106	\$1,610,000	01/02/2024
3	1 Bindi CI TEMPLESTOWE 3106	\$1,685,000	29/12/2023

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:

04/03/2024 14:05

18 Dena Court, Templestowe Vic 3106

**Jellis  
Craig**

Frank Perri

8841 4888

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frankperri@jellisrcraig.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

December quarter 2023: \$1,850,500



4 2 2

**Property Type:** House

**Land Size:** 663 sqm approx

**Agent Comments**

## Comparable Properties



**382 Church Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)

**Land Size:** 809 sqm approx



**7 Caminole Wynd TEMPLESTOWE 3106 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 01/02/2024

**Property Type:** House (Res)

**Land Size:** 996 sqm approx



**1 Bindi CI TEMPLESTOWE 3106 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,685,000

**Method:** Private Sale

**Date:** 29/12/2023

**Property Type:** House

**Land Size:** 777 sqm approx

**Account - Jellis Craig** | P: 03 8841 4888 | F: 03 8841 4800



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