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

28 Dillwynia Avenue, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,750,000		&		\$1,880,0	00			
Median sale p	rice								
Median price	\$1,410,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	12 Robyn St DONCASTER 3108	\$1,905,000	25/11/2023
2	2 Inez Ct DONCASTER 3108	\$1,780,000	13/09/2023
3	6 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,635,000	31/10/2023

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:

31/01/2024 12:46





Tony Tuccitto





Property Type: House **Land Size:** 683 sqm approx Agent Comments 8841 4888 0407 144 390 tonytuccitto@jelliscraig.com.au

Indicative Selling Price \$1,750,000 - \$1,880,000 Median House Price Year ending December 2023: \$1,410,000

Comparable Properties



12 Robyn St DONCASTER 3108 (REI)

2 Inez Ct DONCASTER 3108 (REI/VG)

3



Price: \$1,905,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 664 sqm approx Agent Comments

Agent Comments



Price: \$1,780,000 Method: Private Sale Date: 13/09/2023 Property Type: House

Land Size: 806 sqm approx

- 5



6 Cambridge Wynd TEMPLESTOWE LOWER Agent Comments 3107 (REI)

2



Price: \$1,635,000 Method: Sold Before Auction Date: 31/10/2023 Property Type: House (Res) Land Size: 676 sqm approx

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





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