

# 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 4 Dove Court, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

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	80 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,738,000	13/05/2023
2	104 Rose Av TEMPLESTOWE LOWER 3107	\$1,670,000	07/10/2023
3	4 Buller Tce TEMPLESTOWE LOWER 3107	\$1,600,000	14/12/2023

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.

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**Indicative Selling Price**

\$1,750,000 - \$1,925,000

**Median House Price**

December quarter 2023: \$1,360,000

**Property Type:** House**Land Size:** 1107 sqm approx

Agent Comments

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. And the 3 selected properties are most comparable to the property for sale.

## Comparable Properties



**80 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

**Price:** \$1,738,000**Method:** Auction Sale**Date:** 13/05/2023**Property Type:** House (Res)**Land Size:** 1077 sqm approx

**104 Rose Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

**Price:** \$1,670,000**Method:** Auction Sale**Date:** 07/10/2023**Property Type:** House (Res)**Land Size:** 1104 sqm approx

**4 Buller Tce TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

**Price:** \$1,600,000**Method:** Private Sale**Date:** 14/12/2023**Property Type:** House**Land Size:** 1011 sqm approx

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