

# 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 8 Bettina 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2023 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	229 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,168,000	09/03/2024
2	98 Dellfield Dr TEMPLESTOWE 3106	\$1,131,000	18/05/2024
3	11 Rose Av BULLEEN 3105	\$1,075,000	01/06/2024

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: 08/07/2024 14:03

8 Bettina Court, Templestowe Lower Vic 3107

**Jellis  
Craig**

Anthony Pittas

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 4  2  2

**Property Type:** House

**Land Size:** 1016 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending March 2024: \$1,410,000

## Comparable Properties



**229 Thompsons Rd TEMPLESTOWE LOWER  
3107 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,168,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 853 sqm approx



**98 Dellfield Dr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,131,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House

**Land Size:** 677 sqm approx



**11 Rose Av BULLEEN 3105 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 659 sqm approx

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



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