

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 3/30 Dellas Avenue, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Templestowe

Period - From 01/04/2019

to 30/06/2019

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 Dellas Av TEMPLESTOWE 3106	\$1,920,000	13/04/2019
2	17 View Rd LOWER PLENTY 3093	\$1,800,000	18/04/2019
3			

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:

18/09/2019 15:33

3/30 Dellas Avenue, Templestowe Vic 3106

**Jellis
Craig**

Simon Lord
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Indicative Selling Price

\$1,800,000

Median House Price

June quarter 2019: \$1,350,000



 4  2  2

Rooms: 8

Property Type: House

Land Size: 3066 sqm approx

Agent Comments

Comparable Properties



22 Dellas Av TEMPLESTOWE 3106 (VG)

Agent Comments

 4  -  -

Price: \$1,920,000

Method: Sale

Date: 13/04/2019

Property Type: House (Res)

Land Size: 1485 sqm approx



17 View Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 5  4  1

Price: \$1,800,000

Method: Private Sale

Date: 18/04/2019

Property Type: House (Res)

Land Size: 5000 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.