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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,400,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2023 to 30/06/2024 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	98 Dellfield Dr TEMPLESTOWE 3106	$1,131,000	18/05/2024
2	229 Thompsons Rd TEMPLESTOWE LOWER 3107	$1,168,000	09/03/2024
3	9 Eucalypt Av TEMPLESTOWE LOWER 3107	$1,220,000	24/05/2024

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: 16/07/2024 10:04

8 Bettina Court, Templestowe Lower Vic 3107

Anthony Pittas
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4 2 2

Property Type: House
Land Size: 1016 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2024: $1,400,000

Comparable Properties



98 Dellfield Dr TEMPLESTOWE 3106 (REI)

3 2 2

Price: $1,131,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House
Land Size: 677 sqm approx

Agent Comments



229 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

3 2 2

Price: $1,168,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 853 sqm approx

Agent Comments



9 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,220,000
Method: Private Sale
Date: 24/05/2024
Property Type: House

Agent Comments

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