

## 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

1 Chippendale Court, Templestowe Vic 3106

#### Indicative selling price

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

Range between

\$880,000

&

\$950,000

#### Median sale price

Median price

\$815,000

House

Unit

X

Suburb

Templestowe

Period - From

01/01/2018

to

31/12/2018

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	1/11 June Cr TEMPLESTOWE 3106	\$864,000	01/12/2018
2	3a Veda Ct TEMPLESTOWE 3106	\$940,518	03/12/2018
3	1/319 George St DONCASTER 3108	\$958,000	28/07/2018

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.



**Rooms:**

**Property Type:** Townhouse

**Land Size:** 340 sqm approx

Agent Comments

## Comparable Properties

1/11 June Cr TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$864,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 240 sqm approx



3a Veda Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



**Price:** \$940,518

**Method:** Private Sale

**Date:** 03/12/2018

**Rooms:** -

**Property Type:** Townhouse (Single)

**Land Size:** 364 sqm approx



1/319 George St DONCASTER 3108 (REI/VG)

Agent Comments



**Price:** \$958,000

**Method:** Auction Sale

**Date:** 28/07/2018

**Rooms:** 5

**Property Type:** Townhouse (Res)