

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

1/12 Chippendale Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,320,000 & \$1,452,000

Median sale price

Median price \$887,500 Property Type Unit Suburb Templestowe

Period - From 01/01/2024 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	279 Church Rd TEMPLESTOWE 3106	\$1,500,000	19/12/2023
2	1/6 Champion St DONCASTER EAST 3109	\$1,380,000	05/02/2024
3	43 Harvest Ct DONCASTER 3108	\$1,215,000	19/04/2024

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:

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Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au



 4  3  2

Property Type: Townhouse
Land Size: 251 sqm approx
Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,452,000
Median Unit Price
March quarter 2024: \$887,500

Comparable Properties



279 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000
Method: Expression of Interest
Date: 19/12/2023
Property Type: Townhouse (Res)
Land Size: 353 sqm approx



1/6 Champion St DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,380,000
Method: Private Sale
Date: 05/02/2024
Property Type: Townhouse (Single)
Land Size: 218 sqm approx



43 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,215,000
Method: Sold Before Auction
Date: 19/04/2024
Property Type: Townhouse (Res)
Land Size: 213 sqm approx