

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

1/7 Chippendale Court, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,589,999

Median sale price

Median price \$960,000

Property Type Townhouse

Suburb Templestowe

Period - From 18/07/2022

to 17/07/2023

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	7 Fromhold Dr DONCASTER 3108	\$1,606,000	29/04/2023
2	1/11 Gardenview Ct TEMPLESTOWE 3106	\$1,555,000	22/04/2023
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:

18/07/2023 16:04



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,589,999

Median Townhouse Price

18/07/2022 - 17/07/2023: \$960,000

Comparable Properties



7 Fromhold Dr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,606,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 310 sqm approx



1/11 Gardenview Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,555,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Res)

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 - Barry Plant | P: 03 9842 8888