

# 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

2 Chaplin 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 \$1,950,000 & \$2,100,000

### Median sale price

Median price \$1,625,000 Property Type House 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	8 Aloha Gdns TEMPLESTOWE 3106	\$2,051,000	06/12/2023
2	1 Bray Ct TEMPLESTOWE 3106	\$1,980,000	15/03/2024
3	2 Martindale PI TEMPLESTOWE 3106	\$1,800,000	06/02/2024

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.~~

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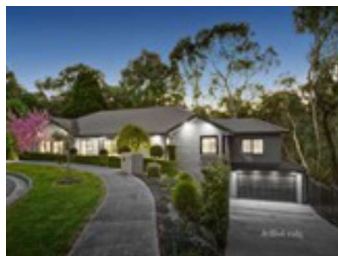


 5  2  6

**Property Type:** House  
**Land Size:** 1275 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$2,100,000  
**Median House Price**  
March quarter 2024: \$1,625,000

## Comparable Properties



**8 Aloha Gdns TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

 5  2  4

**Price:** \$2,051,000  
**Method:** Private Sale  
**Date:** 06/12/2023  
**Property Type:** House (Res)  
**Land Size:** 840 sqm approx



**1 Bray Ct TEMPLESTOWE 3106 (REI)** **Agent Comments**

 5  3  3

**Price:** \$1,980,000  
**Method:** Sold Before Auction  
**Date:** 15/03/2024  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



**2 Martindale PI TEMPLESTOWE 3106 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** House (Res)

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