

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 Chiswick Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/04/2023 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	13 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,338,000	22/03/2024
2	26 Belinda Cr DONCASTER EAST 3109	\$1,300,500	06/04/2024
3	36 Kiewa St DONCASTER 3108	\$1,220,000	06/04/2024

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: 06/06/2024 14:06



 3  2  2

Property Type: House

Land Size: 775 sqm approx

Agent Comments

Comparable Properties



13 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  2  2

Price: \$1,338,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: House (Res)

Land Size: 693 sqm approx



26 Belinda Cr DONCASTER EAST 3109 (REI) Agent Comments

 3  2  2

Price: \$1,300,500

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 632 sqm approx



36 Kiewa St DONCASTER 3108 (REI) Agent Comments

 3  2  2

Price: \$1,220,000

Method: Private Sale

Date: 06/04/2024

Property Type: House

Land Size: 868 sqm approx