## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Chiswick Court, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,800,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress 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





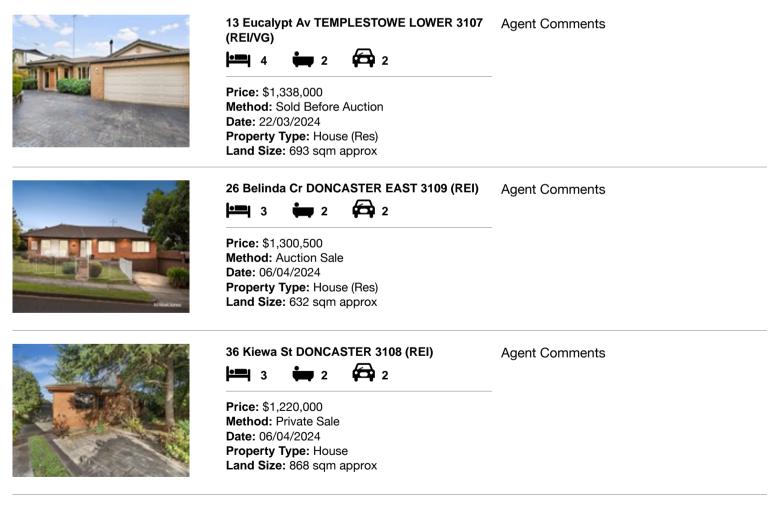




**Property Type:** House **Land Size:** 775 sqm approx Agent Comments Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending March 2024: \$1,800,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 8841 4888



propertydata

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