



8 Martindale Place, Templestowe

5 beds 2 baths 4 cars

Additional Information

Capturing vast district views, this tri-level home offers a generous layout with multiple living zones, perfect for families who enjoy entertaining. It's positioned on an elevated 810sqm block close to schools, parks, The Pines Shopping Centre and buses.

Terms

10% deposit, balance 30/45/60 days or other such terms that the vendors have agreed to in writing.

Chattles

All fixed floor coverings, light fittings and window furnishings as inspected

Auction Time

17th November at 1.30pm

Schools

Templestowe Park Primary School – 1.8km
Serpell Primary School – 3.2km
Milgate Primary School – 4.5km
Warrandyte High School – 3.6km

Shops

Stockland, The Pines Shopping Centre – 3.2km
Templestowe Village – 3.6km
Westfield Doncaster – 6.2km

Parks & Amenities

Green Gully Linear Park – 3km
Spring Valley Drive Reserve – 0.95km
Beasley's Nursery & Tea House – 2.8km

Transport

Bus route 905 – City (King/Lonsdale Sts) on Heidelberg/ Warrandyte Road 0.9km

Bus route 280 – The Pine SC on Renolds/ Smith Road 3.1km

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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 Martindale Place, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,385,000

Median sale price

Median price \$1,425,000

House

X

Unit

Suburb Templestowe

Period - From 01/10/2017

to

30/09/2018

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	6 Oliver Rd TEMPLESTOWE 3106	\$1,470,000	26/05/2018
2	23 Chippendale Ct TEMPLESTOWE 3106	\$1,432,000	08/11/2018
3	8 Katandra PI DONCASTER EAST 3109	\$1,388,000	23/10/2018

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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Indicative Selling Price

\$1,385,000

Median House Price

Year ending September 2018: \$1,425,000



5 2 4

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Oliver Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,470,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 785 sqm approx



23 Chippendale Ct TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 3

Price: \$1,432,000

Method: Sold Before Auction

Date: 08/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 766 sqm approx



8 Katandra PI DONCASTER EAST 3109 (REI)

Agent Comments

5 3 3

Price: \$1,388,000

Method: Auction Sale

Date: 23/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 1040 sqm approx