

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

3 Chivers Road, Templestowe Vic 3106

Indicative selling price

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

Single price

\$3,280,000

Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2022

to

31/03/2022

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	91 Serpells Rd TEMPLESTOWE 3106	\$3,250,000	20/10/2021
2	28 Sarah Cr TEMPLESTOWE 3106	\$3,213,000	28/10/2021
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:

19/04/2022 14:54



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Property Type: House (Res)
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price

\$3,280,000

Median House Price

March quarter 2022: \$1,765,000

Comparable Properties

91 Serpells Rd TEMPLESTOWE 3106 (VG)

Agent Comments

 5  -  -

Price: \$3,250,000

Method: Sale

Date: 20/10/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4000 sqm approx



28 Sarah Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,213,000

Method: Private Sale

Date: 28/10/2021

Property Type: House

Land Size: 4049 sqm approx

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