

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	17 Chatsworth Quadrant, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$1,300,000	Hou	se X		Unit			Templestowe Lower
Period - From	01/10/2017	to	31/12/20 ⁻	17		Source	REIV	

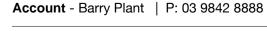
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	226 Greenslopes Dr TEMPLESTOWE LOWER 3107	\$1,100,000	16/12/2017
2	2a Hazel Dr TEMPLESTOWE LOWER 3107	\$1,050,000	07/12/2017
3	4 Astley St TEMPLESTOWE LOWER 3107	\$1,015,000	19/08/2017

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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Rooms:

Property Type: House **Land Size:** 685 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2017: \$1,300,000

Comparable Properties



226 Greenslopes Dr TEMPLESTOWE LOWER

3107 (REI)

- 2

Price: \$1,100,000 **Method:** Private Sale **Date:** 16/12/2017

Rooms: 7

Property Type: House (Res)

Agent Comments



2a Hazel Dr TEMPLESTOWE LOWER 3107

(REI)

6 2

Price: \$1,050,000 **Method:** Private Sale **Date:** 07/12/2017

Rooms: -

Property Type: House

Agent Comments



4 Astley St TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,015,000 Method: Auction Sale Date: 19/08/2017

Rooms: 7

Property Type: House (Res) **Land Size:** 643 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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