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

1A/12 Chippendale Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,320,000		&		\$1,452,000				
Median sale price									
Median price	\$1,000,000	Pro	operty Type	Том	nhouse		Suburb	Templestowe	
Period - From	14/08/2023	to	13/08/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1/5 Aumann Dr TEMPLESTOWE 3106	\$1,253,000	20/07/2024
2	8a Warrick Gr TEMPLESTOWE 3106	\$1,350,000	01/06/2024
3	2/18 Daphne St DONCASTER EAST 3109	\$1,310,000	13/03/2024

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:

14/08/2024 16:20



BARRYPLANT





Property Type: Townhouse **Land Size:** 251 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,320,000 - \$1,452,000 Median Townhouse Price 14/08/2023 - 13/08/2024: \$1,000,000

Comparable Properties



1/5 Aumann Dr TEMPLESTOWE 3106 (REI)



Price: \$1,253,000 Method: Auction Sale Date: 20/07/2024 Property Type: Townhouse (Res) Agent Comments



8a Warrick Gr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,350,000 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res) Land Size: 421 sqm approx



2/18 Daphne St DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,310,000 Method: Sold Before Auction Date: 13/03/2024 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

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