

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$1,320,000

&

\$1,452,000

### Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

14/08/2023

to

13/08/2024

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	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

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



 4    3    2

**Property Type:** Townhouse

**Land Size:** 251 sqm approx

**Agent Comments**

## Comparable Properties



**1/5 Aumann Dr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,253,000

**Method:** Auction Sale

**Date:** 20/07/2024

**Property Type:** Townhouse (Res)



**8a Warrick Gr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 5    3    2

**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**

 5    2    2

**Price:** \$1,310,000

**Method:** Sold Before Auction

**Date:** 13/03/2024

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888