## 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

20 Chatsworth Quadrant, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,450,000		&		\$1,550,000					
Median sale price										
Median price	\$1,360,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/07/2024	to	30/09/2024		So	urce	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	12 Mincha Av TEMPLESTOWE LOWER 3107	\$1,480,000	15/11/2024
2	8 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,490,000	08/11/2024
3	1/34 Glenair St TEMPLESTOWE LOWER 3107	\$1,450,000	02/10/2024

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:

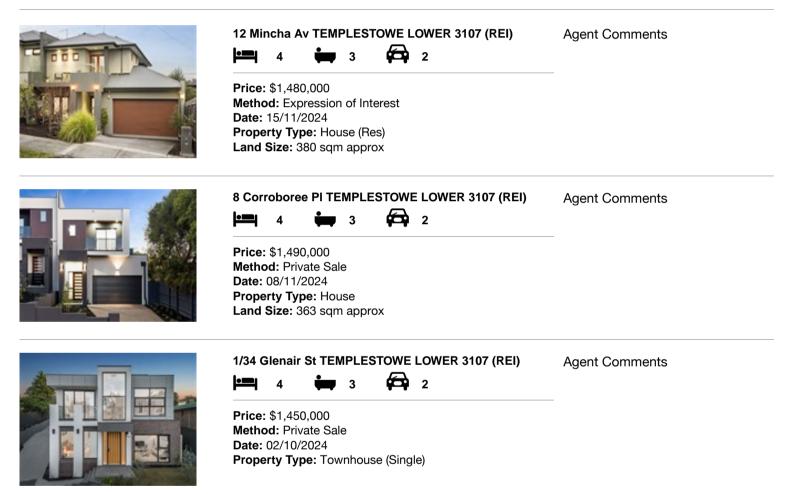
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**Property Type:** Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price September quarter 2024: \$1,360,000

# **Comparable Properties**



#### Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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