

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 45 Chatsworth Quadrant, Templestowe Lower, VIC 3107

Indicative selling price

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

Price Range \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Templestowe Lower (3107)

Period - From 27/10/2020 to 27/10/2021 Source Realestate

Comparable property sales

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
5 ROSEBANK TERRACE, TEMPLESTOWE LOWER VIC 3107	\$1,575,000	30/10/2021
71 SHEAHANS ROAD, BULLEEN VIC 3105	\$1,537,000	30/10/2021
133 SWANSTON STREET, TEMPLESTOWE LOWER VIC 3107	\$1,520,000	30/10/2021

This Statement of Information was prepared on: 23/11/2021