

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 54 Chatsworth Quadrant, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$930,000 & \$1,020,000

Median sale price

Median price \$1,070,000 House X Unit Suburb Templestowe Lower

Period - From 01/07/2018 to 30/06/2019 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	36 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,000,000	17/06/2019
2	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$959,000	13/06/2019
3	20 Hodgson St TEMPLESTOWE LOWER 3107	\$945,000	26/06/2019

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:** 645 sqm approx

Agent Comments

Indicative Selling Price

\$930,000 - \$1,020,000

Median House Price

Year ending June 2019: \$1,070,000

Comparable Properties

**36 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

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Price: \$1,000,000**Method:** Private Sale**Date:** 17/06/2019**Rooms:** -**Property Type:** House**Land Size:** 731 sqm approx**6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

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Price: \$959,000**Method:** Private Sale**Date:** 13/06/2019**Rooms:** -**Property Type:** House**Land Size:** 652 sqm approx**20 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

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 2

Price: \$945,000**Method:** Sold After Auction**Date:** 26/06/2019**Rooms:** 5**Property Type:** House (Res)**Land Size:** 725 sqm approx