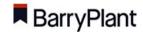
Statement of Information

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	12 Chivers Road, Templestowe Vic 3106							
Indicative selling pri	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$2,90	&	\$3,100,000						
Median sale price								
Median price \$1,405	,000 Pr	roperty Type Ho	use	5	Suburb	Templestow	е	
Period - From 01/10/2	2020 to	31/12/2020	So	urce F	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					Pr	ice	Date of sale	
1								
2								
3								
OR								
		representative re wo kilometres of						
This Statement of Information was prepared on:					n:	29/03/2021 15:20		









Property Type: House (Previously

Occupied - Detached) **Land Size:** 3999 sqm approx

Agent Comments

Indicative Selling Price \$2,900,000 - \$3,100,000 Median House Price

December quarter 2020: \$1,405,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



