

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

2 Chaplin Court, Templestowe Vic 3106

Indicative selling price

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

Single price

\$2,125,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2024

to

31/03/2024

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	299 Porter St TEMPLESTOWE 3106	\$2,100,000	05/05/2024
2	2 Bramber Ct TEMPLESTOWE 3106	\$1,850,000	10/05/2024
3	2 Martindale PI TEMPLESTOWE 3106	\$1,800,000	06/02/2024

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:

03/06/2024 11:18



 4  2  6

Property Type: House (Res)
Land Size: 1275 sqm approx
Agent Comments

Indicative Selling Price
\$2,125,000
Median House Price
March quarter 2024: \$1,625,000

Comparable Properties



299 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  4  2

Price: \$2,100,000
Method: Private Sale
Date: 05/05/2024
Property Type: House
Land Size: 902 sqm approx



2 Bramber Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,850,000
Method: Expression of Interest
Date: 10/05/2024
Property Type: House (Res)
Land Size: 1415 sqm approx



2 Martindale PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,800,000
Method: Private Sale
Date: 06/02/2024
Property Type: House (Res)
Land Size: 1011 sqm approx