

# 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

8 Forest Place, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,687,750

Property Type House

Suburb Templestowe

Period - From 26/04/2021

to

25/04/2022

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	403 Serpells Tce DONVALE 3111	\$1,440,000	26/03/2022
2	10 Rubens Pl TEMPLESTOWE 3106	\$1,360,000	28/02/2022
3	3 Hampton Cl TEMPLESTOWE 3106	\$1,300,000	16/04/2022

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:

26/04/2022 13:40



**PhilipWebb**

William Zhu

9842 1477

0437 563 902

wzhu@philipwebb.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

26/04/2021 - 25/04/2022: \$1,687,750



3 2 2

**Rooms:** 6

**Property Type:** House

**Land Size:** 454 sqm approx

Agent Comments

## Comparable Properties



**403 Serpells Tce DONVALE 3111 (REI)**

Agent Comments

4 2 2

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 335 sqm approx



**10 Rubens PI TEMPLESTOWE 3106 (REI)**

Agent Comments

4 2 2

**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 28/02/2022

**Property Type:** House (Res)

**Land Size:** 258 sqm approx



**3 Hampton CI TEMPLESTOWE 3106 (REI)**

Agent Comments

3 2 2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 16/04/2022

**Property Type:** House (Res)

**Land Size:** 310 sqm approx

**Account - Philip Webb**