

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

10 Chatsworth Quadrant, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,050,000

&

\$1,155,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Templestowe Lower

Period - From

11/11/2019

to

10/11/2020

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	20 Winters Way DONCASTER 3108	\$1,150,000	11/07/2020
2	56 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,085,000	08/07/2020
3	2 Macrobertson St TEMPLESTOWE LOWER 3107	\$1,050,000	06/06/2020

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:

11/11/2020 17:53



Property Type: House (Previously Occupied - Detached)
Land Size: 637 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
11/11/2019 - 10/11/2020: \$1,200,000

Comparable Properties



20 Winters Way DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 11/07/2020
Property Type: House (Res)
Land Size: 739 sqm approx



56 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 08/07/2020
Rooms: 8
Property Type: House
Land Size: 646 sqm approx



2 Macrobertson St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 06/06/2020
Property Type: House
Land Size: 667 sqm approx