

## 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

2/12 CHIPPENDALE COURT TEMPLESTOWE VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,370,000

&

\$1,490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$916,250

Property type

Unit

Suburb

Templestowe

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

1/12 CHIPPENDALE COURT TEMPLESTOWE VIC 3106	\$1,425,000	-
22 THE GRANGE TEMPLESTOWE VIC 3106	\$1,465,888	19-Oct-24
296A CHURCH ROAD TEMPLESTOWE VIC 3106	\$1,450,000	10-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 20 October 2024



**1/12 CHIPPENDALE COURT  
TEMPLESTOWE VIC 3106**

4 3 2

Sold Price **\$1,425,000** Sold Date -

Distance **0.02km**



**22 THE GRANGE TEMPLESTOWE  
VIC 3106**

5 5 2

Sold Price <sup>RS</sup> **\$1,465,888** Sold Date **19-Oct-24**

Distance **0.22km**



**296A CHURCH ROAD  
TEMPLESTOWE VIC 3106**

4 2 2

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **10-Oct-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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