

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

22 Chatsworth Quadrant, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$1,437,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2021

to 30/09/2021

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	16 Flinders St BULLEEN 3105	\$1,190,500	03/07/2021
2	24 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,185,000	01/05/2021
3	89 Helene St BULLEEN 3105	\$1,157,000	01/05/2021

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:

25/10/2021 11:40



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Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000

Median House Price

September quarter 2021: \$1,437,000

Comparable Properties



16 Flinders St BULLEEN 3105 (REI)

Agent Comments

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Price: \$1,190,500

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 647 sqm approx



24 Sinclair Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,185,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 652 sqm approx

89 Helene St BULLEEN 3105 (REI/VG)

Agent Comments

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Price: \$1,157,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 651 sqm approx