#### 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	22 Chatsworth Quadrant, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### 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 \$1,437,00	00 Pr	operty Type Ho	use	Suburb	Templestowe Lower
Period - From 01/07/202	21 to	30/09/2021	Soul	rce 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

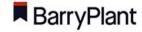
2	24 Sinciair AV TEMPLESTOWE LOWER 3107	\$1,185,000	01/05/2021
3	89 Helene St BULLEEN 3105	\$1,157,000	01/05/2021

#### 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









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)





Price: \$1,190,500 Method: Auction Sale Date: 03/07/2021

Property Type: House (Res) Land Size: 647 sqm approx

**Agent Comments** 



24 Sinclair Av TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$1,185,000 Method: Auction Sale Date: 01/05/2021

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments

89 Helene St BULLEEN 3105 (REI/VG)

**--** 3





Price: \$1,157,000 Method: Auction Sale Date: 01/05/2021

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



