

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 26 Chalon Avenue, TEMPLESTOWE LOWER 3107

### Indicative selling price

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

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **TEMPLESTOWE LOWER** for period **Apr 2019 - Jun 2019**  
Sourced from **REIV**.

**\$990,000**

### Comparable property sales

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 the most comparable to the property for sale.

**14 Conifer Place,**  
Templestowe Lower 3107

Price **\$1,132,000** Sold 30  
April 2019

**3 Essex Court,**  
Templestowe Lower 3107

Price **\$1,078,000** Sold 06  
May 2019

**342 High Street,**  
Templestowe Lower 3107

Price **\$1,053,000** Sold 04  
July 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

REIV has provided the indicative median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House



4 beds



2 baths



2 parking

### Parkes Property

906 - 908 Doncaster Road,  
Doncaster East VIC 3109

### Contact agents



Lorenzo Centofanti

03 9840 1111  
0478 258 000

[lcentofanti@parkesproperty.com.au](mailto:lcentofanti@parkesproperty.com.au)



Jonathan Kasapidis

040 84880 22

[jkasapidis@parkesproperty.com.au](mailto:jkasapidis@parkesproperty.com.au)

**PARKES**  
PROPERTY