

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Templestowe

Period-from

29 Nov 2023

to

29 May 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

4/31 OLIVER ROAD TEMPLESTOWE VIC 3106	\$1,400,000	17-Mar-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.

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**4/31 OLIVER ROAD  
TEMPLESTOWE VIC 3106**

 4  2  2

Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **17-Mar-24**

Distance **1.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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