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

263 Serpells Road, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,600,000		&		\$1,750,000				
Median sale p	rice								
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	101 King St TEMPLESTOWE 3106	\$1,750,000	28/03/2021
2	7 Shute CI TEMPLESTOWE 3106	\$1,700,000	25/11/2020
3	13 Chippendale Ct TEMPLESTOWE 3106	\$1,600,000	24/12/2020

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:

27/04/2021 14:49









Property Type: House Land Size: 786 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,750,000 Median House Price March quarter 2021: \$1,650,000

Comparable Properties



101 King St TEMPLESTOWE 3106 (REI)

7 Shute CI TEMPLESTOWE 3106 (REI/VG)

6 3



Price: \$1,750,000 Method: Sold Before Auction Date: 28/03/2021 Property Type: House (Res) Land Size: 812 sqm approx Agent Comments

Agent Comments



Price: \$1,700,000 Method: Sold Before Auction Date: 25/11/2020 Property Type: House (Res) Land Size: 783 sqm approx

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13 Chippendale Ct TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$1,600,000 Method: Private Sale Date: 24/12/2020 Property Type: House

Account - VICPROP





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.