

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 between

\$1,600,000

&

\$1,750,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2021

to

31/03/2021

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	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



4 -

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)

Agent Comments

5 3 2

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



7 Shute CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

5 3 3

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



13 Chippendale Ct TEMPLESTOWE 3106 (REI) Agent Comments

5 2 2

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