

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

4/35-37 Serpells Road, Templestowe VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range
between \$540,000 & \$594,000

Suburb median sale price

Median price	\$805,000	Property Type	Unit	Suburb	Templestowe
Period - From	01/07/2018	to	30/06/2019	Source	REIV

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar **Manningham** estate agent and **James Hatzolos** consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/40 Foote Street TEMPLESTOWE LOWER 3107	\$615,000	14/06/2019
2 3/47 Wood Street TEMPLESTOWE 3106	\$582,500	11/05/2019
3 2/245 Williamsons Road TEMPLESTOWE 3106	\$560,000	09/08/2019

This Statement of Information was prepared on

16/09/2019