## 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	287 Serpells Road, Templestowe Vic 3106
postcode	

#### Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000

#### Median sale price\*

Median price	\$1,425,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	22/02/2020	to	22/02/2021		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

Add	dress of comparable property	Price	Date of sale
1	8 Kenman CI TEMPLESTOWE 3106	\$1,575,000	18/02/2021
2	3 Ennersdale Ct TEMPLESTOWE 3106	\$1,555,000	20/02/2021
3	23 Ferndell Cr TEMPLESTOWE 3106	\$1,505,000	21/11/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/02/2021 14:29





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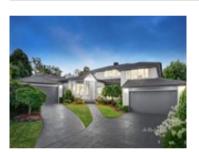
**Indicative Selling Price** \$1,500,000 - \$1,600,000 **Median House Price \*** 22/02/2020 - 22/02/2021: \$1,425,000

\* Agent calculated median



Property Type: House Land Size: 825 sqm approx **Agent Comments** 

# Comparable Properties



8 Kenman CI TEMPLESTOWE 3106 (REI)



Price: \$1,575,000 Method: Auction Sale Date: 18/02/2021

Property Type: House (Res) Land Size: 888 sqm approx

**Agent Comments** 



3 Ennersdale Ct TEMPLESTOWE 3106 (REI)





Price: \$1,555,000 Method: Auction Sale Date: 20/02/2021 Rooms: 6

Property Type: House (Res) Land Size: 1028 sqm approx Agent Comments

Agent Comments



23 Ferndell Cr TEMPLESTOWE 3106 (REI/VG)





Price: \$1,505,000 Method: Auction Sale Date: 21/11/2020

Property Type: House (Res) Land Size: 652 sqm approx





Account - Parkes Property | P: 9840 1111 | F: 9840 1570