

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

287 Serpells Road, Templestowe Vic 3106

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

Property 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	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 comparable properties 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

Brenton Linmeiers

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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



4 2 2

Property Type: House

Land Size: 825 sqm approx

Agent Comments

Comparable Properties



8 Kenman Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 4

Price: \$1,575,000

Method: Auction Sale

Date: 18/02/2021

Property Type: House (Res)

Land Size: 888 sqm approx



3 Ennersdale Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,555,000

Method: Auction Sale

Date: 20/02/2021

Rooms: 6

Property Type: House (Res)

Land Size: 1028 sqm approx



23 Ferndell Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,505,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 652 sqm approx