

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

5/112 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$700,000

&

\$740,000

Median sale price

Median price

\$850,000

Property Type

Unit

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.~~

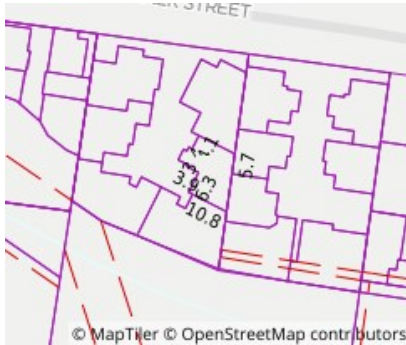
	Address of comparable property	Price	Date of sale
1	4/7 Serpells Rd TEMPLESTOWE 3106	\$732,000	24/04/2021
2	1/7 Serpells Rd TEMPLESTOWE 3106	\$710,000	27/02/2021
3			

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:

15/06/2021 09:53



Property Type: Unit

Land Size: 197 sqm approx

Agent Comments

Comparable Properties



4/7 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$732,000

Method: Auction Sale

Date: 24/04/2021

Rooms: 3

Property Type: Unit



1/7 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$710,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Unit

Land Size: 270 sqm approx

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.