

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

4/7 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/10/2020

to

31/12/2020

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.

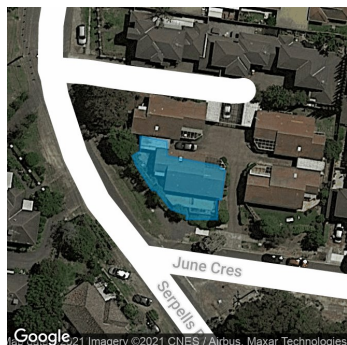
	Address of comparable property	Price	Date of sale
1	2 Kenman CI TEMPLESTOWE 3106	\$742,000	08/12/2020
2	1/7 Serpells Rd TEMPLESTOWE 3106	\$710,000	27/02/2021
3	1/1a Hovea St TEMPLESTOWE 3106	\$680,000	29/09/2020

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:

01/03/2021 10:10



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Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$680,000 - \$740,000
Median Unit Price
 December quarter 2020: \$850,000

Comparable Properties



2 Kenman CI TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$742,000
Method: Private Sale
Date: 08/12/2020
Property Type: House
Land Size: 412 sqm approx



1/7 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$710,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Unit
Land Size: 270 sqm approx



1/1a Hovea St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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Price: \$680,000
Method: Private Sale
Date: 29/09/2020
Property Type: Unit