

## 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

4/31-33 Serpells Road Templestowe VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Templestowe

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### 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 6 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

61A Matisse Drive Templestowe VIC 3106	\$888,000	06-Nov-20
2/11 Glendale Avenue Templestowe VIC 3106	\$880,000	11-Nov-20
2/19 Outhwaite Avenue Doncaster VIC 3108	\$870,000	13-Jan-21

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 6 months.~~

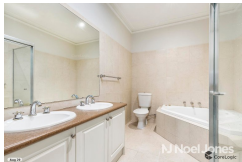
This Statement of Information was prepared on: 09 February 2021



**61A Matisse Drive Templestowe VIC 3106** Sold Price **\$888,000** Sold Date **06-Nov-20**

 3  2  2

Distance **2.93km**



**2/11 Glendale Avenue Templestowe VIC 3106** Sold Price <sup>RS</sup> **\$880,000** <sup>UN</sup> Sold Date **11-Nov-20**

 3  2  2

Distance **0.41km**



**2/19 Outhwaite Avenue Doncaster VIC 3108** Sold Price <sup>RS</sup> **\$870,000** Sold Date **13-Jan-21**

 3  2  2

Distance **3.69km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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