

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

3/1 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$790,500

Property Type

Unit

Suburb

Templestowe

Period - From

05/12/2018

to

04/12/2019

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	1/206 High St TEMPLESTOWE LOWER 3107	\$760,000	17/08/2019
2	3/13 Glendale Av TEMPLESTOWE 3106	\$706,000	24/08/2019
3	4/32 Ballamore Cr DONCASTER 3108	\$680,000	19/08/2019

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:

05/12/2019 08:17

3/1 Serpells Road, Templestowe Vic 3106



2 1 1

Property Type: Unit
Land Size: 161 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
05/12/2018 - 04/12/2019: \$790,500

Comparable Properties



1/206 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

2 2 1

Price: \$760,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 246 sqm approx



3/13 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

2 1 1

Price: \$706,000
Method: Auction Sale
Date: 24/08/2019
Property Type: Unit



4/32 Ballamore Cr DONCASTER 3108 (REI/VG) **Agent Comments**

2 1 1

Price: \$680,000
Method: Private Sale
Date: 19/08/2019
Property Type: Unit

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.