

## 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

205 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)

Single price \$1,190,000

### Median sale price

Median price \$1,810,944

Property Type House

Suburb Templestowe

Period - From 01/01/2023

to 31/03/2023

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	5 Kendall CI TEMPLESTOWE 3106	\$1,408,000	04/03/2023
2	11 Aloha Gdns TEMPLESTOWE 3106	\$1,368,000	01/04/2023
3	384 Church Rd TEMPLESTOWE 3106	\$1,350,000	19/12/2022

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:

17/06/2023 09:21

205 Serpells Road, Templestowe Vic 3106



first  
national  
REAL ESTATE

Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

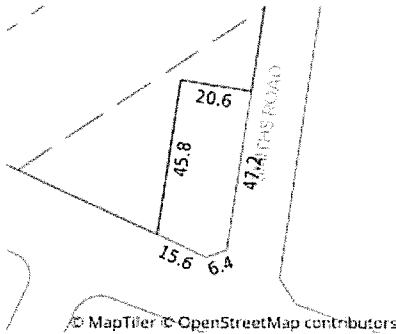
isaac@billschlink.com.au

**Indicative Selling Price**

\$1,190,000

**Median House Price**

March quarter 2023: \$1,810,944



2 1 1

**Property Type:** House (Res)

**Land Size:** 995 sqm approx

**Agent Comments**

## Comparable Properties



**5 Kendall CI TEMPLESTOWE 3106 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,408,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** House (Res)

**Land Size:** 918 sqm approx



**11 Aloha Gdns TEMPLESTOWE 3106 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,368,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Land Size:** 785 sqm approx



**384 Church Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 19/12/2022

**Property Type:** House (Res)

**Land Size:** 662 sqm approx

**Account** - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.