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

1/7 Serpells Road, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$670,000		&		\$730,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Templestowe
Period - From	01/10/2020	to	31/12/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/1a Hovea St TEMPLESTOWE 3106	\$680,000	29/09/2020
2	1/97 Atkinson St TEMPLESTOWE 3106	\$675,000	17/12/2020
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.

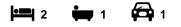
This Statement of Information was prepared on:

02/02/2021 12:57









Property Type: Unit Agent Comments

Indicative Selling Price \$670,000 - \$730,000 Median Unit Price December quarter 2020: \$850,000

Comparable Properties



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



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

1/97 Atkinson St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$675,000 Method: Private Sale Date: 17/12/2020 Property Type: Unit

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.

Account - Barry Plant | P: 03 9842 8888



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.