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

133-135 Serpells Road, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,850,000		&		\$4,150,000			
Median sale p	rice							
Median price	\$1,704,000	Pro	Property Type Hous		ise		Suburb	Templestowe
Period - From	01/10/2021	to	31/12/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	17 County Tce TEMPLESTOWE 3106	\$4,040,000	17/01/2022
2			
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:

01/03/2022 21:43









Property Type: House (Res) Land Size: 3685 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$3,850,000 - \$4,150,000 Median House Price December quarter 2021: \$1,704,000

Comparable Properties



17 County Tce TEMPLESTOWE 3106 (REI)



Price: \$4,040,000 Method: Private Sale Date: 17/01/2022 Property Type: House (Res) Land Size: 5734 sqm approx Agent Comments

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





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