## 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

162-164 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	\$4,500,000		&		\$4,750,000			
Median sale p	rice							
Median price	\$1,430,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/04/2020	to	30/06/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	7 Pioneer Dr TEMPLESTOWE 3106	\$4,938,000	03/04/2020
2			
3			

#### OR

**B**<sup>\*</sup> 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:

27/07/2020 15:15







Property Type: House (Previously Occupied - Detached) Land Size: 4141 sqm approx Agent Comments Indicative Selling Price \$4,500,000 - \$4,750,000 Median House Price June quarter 2020: \$1,430,000

# **Comparable Properties**



7 Pioneer Dr TEMPLESTOWE 3106 (REI)



Price: \$4,938,000 Method: Private Sale Date: 03/04/2020 Property Type: House Land Size: 4197 sqm approx

#### Agent Comments

lack of street appearing and not on a premiere street. Only 4 bedrooms.

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 - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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.