

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 consumer.vic.gov.au/underquoting

Range between \$4,500,000 & \$4,750,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Templestowe

Period - From 01/04/2020 to 30/06/2020 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	7 Pioneer Dr TEMPLESTOWE 3106	\$4,938,000	03/04/2020
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.~~

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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.