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

4/7 Serpells Road, Templestowe Vic 3106

Indicative selling price

			/ / .
For the meaning of this	nrice see	consumer vic dov a	1/underguoting
For the meaning of this	prioc 300	oonsumer.vio.gov.u	a/ unaciquoting

Single price \$760,000

Median sale price

Median price	\$945,000	Pro	perty Type Unit	t		Suburb	Templestowe
Period - From	01/04/2024	to	30/06/2024	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5/245 Williamsons Rd TEMPLESTOWE 3106	\$618,000	22/07/2024
2	3/7 Serpells Rd TEMPLESTOWE 3106	\$750,000	17/06/2024
3	3/6 Mahoney St TEMPLESTOWE LOWER 3107	\$770,000	13/05/2024

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:

23/09/2024 08:39









Property Type: Unit Agent Comments

5/245 Williamsons Rd TEMPLESTOWE 3106

Indicative Selling Price \$760,000 Median Unit Price June quarter 2024: \$945,000

Comparable Properties



3/7 Serpells Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments

Agent Comments



(REI)

2

Price: \$618,000 Method:

Date: 22/07/2024 Property Type: Unit

Price: \$750,000 Method: Private Sale Date: 17/06/2024 Property Type: Unit Land Size: 247 sqm approx



3/6 Mahoney St TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$770,000 Method: Private Sale Date: 13/05/2024 Property Type: Unit Land Size: 176 sqm approx

Account - Barry Plant | P: 03 9842 8888



property data

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.