## 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

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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

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