Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	121 Serpells Road, Templestowe Vic 3106
Including suburb and	

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Including suburb and	
postcode	

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000	Range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$1,773,500	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/07/2023	to	30/09/2023	9	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 sixmonths 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	6 Little Valley Rd TEMPLESTOWE 3106	\$2,310,000	29/04/2023
2			

OR

3

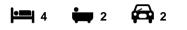
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2023 12:11



RT Edgar





Property Type: House

Land Size: 3512.478 sqm approx

Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 **Median House Price** September quarter 2023: \$1,773,500

Comparable Properties



6 Little Valley Rd TEMPLESTOWE 3106

(REI/VG) **--** 6



Price: \$2,310,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 4219 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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



