

## 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

1/35-37 Serpells Road, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$825,000

#### Median sale price

Median price \$826,500

House

Unit

X

Suburb

Templestowe

Period - From 01/07/2017

to

30/09/2017

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	5/12 Omar St TEMPLESTOWE LOWER 3107	\$800,000	03/06/2017
2	3/366-368 Church Rd TEMPLESTOWE 3106	\$770,000	10/08/2017
3	7/370 Church Rd TEMPLESTOWE 3106	\$765,000	20/09/2017

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.~~



**Rooms:**  
**Property Type:** Flat  
**Land Size:** 256.098 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median Unit Price**  
 September quarter 2017: \$826,500

## Comparable Properties



**5/12 Omar St TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 03/06/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**3/366-368 Church Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$770,000  
**Method:** Sold Before Auction  
**Date:** 10/08/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 244 sqm approx



**7/370 Church Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 20/09/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 285 sqm approx