

#### 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	1/35-37 Serpells Road, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$750.000	&	\$825,000
90 201110011	4.00,000	•	4020,000

#### Median sale price

Median price \$82	26,500 H	House	Unit	Х	Suburb	Templestowe
Period - From 01/	/07/2017 to	0 30/09/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

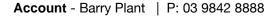
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

	,		
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.



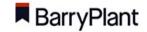




Price

Date of sale

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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) **--** 3

Price: \$800,000 Method: Private Sale Date: 03/06/2017

Rooms: 4

Property Type: Townhouse (Res)

**Agent Comments** 



3/366-368 Church Rd TEMPLESTOWE 3106

(REI)

Price: \$770.000

Method: Sold Before Auction

Date: 10/08/2017 Rooms: 5

Property Type: Unit Land Size: 244 sqm approx Agent Comments

**Agent Comments** 



7/370 Church Rd TEMPLESTOWE 3106 (REI)

**=**3

Price: \$765,000 Method: Private Sale Date: 20/09/2017 Rooms: 4

Property Type: Unit

Land Size: 285 sqm approx

Account - Barry Plant | P: 03 9842 8888





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