

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 55-57 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Single price \$2,900,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Templestowe

Period - From 01/04/2023

to 31/03/2024

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	3-4 Read St TEMPLESTOWE 3106	\$3,000,000	01/02/2024
2	109 Serpells Rd TEMPLESTOWE 3106	\$2,950,000	21/12/2023
3	2 Pine Valley Way TEMPLESTOWE 3106	\$2,800,000	04/03/2024

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:

29/05/2024 16:08



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Property Type: House
Land Size: 4050 sqm approx
Agent Comments

Indicative Selling Price
 \$2,900,000
Median House Price
 Year ending March 2024: \$1,800,000

Comparable Properties



3-4 Read St TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$3,000,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 6372 sqm approx

109 Serpells Rd TEMPLESTOWE 3106 (VG)

Agent Comments

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Price: \$2,950,000
Method: Sale
Date: 21/12/2023
Property Type: House (Res)
Land Size: 3834 sqm approx



2 Pine Valley Way TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$2,800,000
Method: Private Sale
Date: 04/03/2024
Property Type: House (Res)
Land Size: 4022 sqm approx

Account - Marshall White | P: 03 9822 9999