

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 109-113 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$1,650,000 Property Type Vacant land Suburb Templestowe

Period - From 16/05/2023 to 15/05/2024 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	11 Berwyn Cr TEMPLESTOWE 3106	\$2,550,000	11/12/2023
2	3 Marist PI TEMPLESTOWE 3106	\$1,650,000	17/04/2024
3	1 Marist PI TEMPLESTOWE 3106	\$1,650,000	29/03/2024

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: 16/05/2024 15:51



Property Type: Vacant Land
Land Size: 3833 sqm approx
Agent Comments

Indicative Selling Price
 \$2,900,000 - \$3,190,000
Median Land Price
 16/05/2023 - 15/05/2024: \$1,650,000

Comparable Properties



11 Berwyn Cr TEMPLESTOWE 3106 (REI/VG) [Agent Comments](#)



Price: \$2,550,000
Method: Private Sale
Date: 11/12/2023
Property Type: Land (Res)
Land Size: 4138 sqm approx



3 Marist PI TEMPLESTOWE 3106 (REI) [Agent Comments](#)



Price: \$1,650,000
Method: Private Sale
Date: 17/04/2024
Property Type: Land (Res)
Land Size: 4035 sqm approx



1 Marist PI TEMPLESTOWE 3106 (REI) [Agent Comments](#)



Price: \$1,650,000
Method: Private Sale
Date: 29/03/2024
Property Type: Land
Land Size: 4001 sqm approx

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