

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

237 Serpells Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,773,500 Property Type House Suburb Templestowe

Period - From 01/07/2023 to 30/09/2023 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	248 Serpells Rd TEMPLESTOWE 3106	\$2,315,000	07/06/2023
2	299 Serpells Rd TEMPLESTOWE 3106	\$2,230,000	27/09/2023
3	10 Verne Ct TEMPLESTOWE 3106	\$2,100,000	08/11/2023

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:

20/11/2023 15:02



 5  4  2

Property Type: House

Land Size: 950 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

September quarter 2023: \$1,773,500

Comparable Properties



248 Serpells Rd TEMPLESTOWE 3106 (VG)

Agent Comments

 3  -  -

Price: \$2,315,000

Method: Sale

Date: 07/06/2023

Property Type: House (Res)

Land Size: 788 sqm approx



299 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  3

Price: \$2,230,000

Method: Sold Before Auction

Date: 27/09/2023

Property Type: House (Res)

Land Size: 803 sqm approx



10 Verne Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$2,100,000

Method: Sold Before Auction

Date: 08/11/2023

Property Type: House (Res)