

# 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

280A Serpells Road, Templestowe Vic 3106
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### Indicative selling price

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

Range between 

\$1,350,000
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 & 

\$1,450,000
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### Median sale price

Median price 

\$1,700,000
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 Property Type 

House
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 Suburb 

Templestowe
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Period - From 

01/10/2022
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 to 

30/09/2023
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 Source 

REIV
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### 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	6 Innisfallen Av TEMPLESTOWE 3106	\$1,450,000	31/08/2023
2	295 Church Rd TEMPLESTOWE 3106	\$1,381,000	19/08/2023
3	26 Devlaw Dr DONCASTER EAST 3109	\$1,310,000	07/10/2023

**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: 

02/11/2023 11:09
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**Property Type:** House

**Land Size:** 500 sqm approx

Agent Comments

## Comparable Properties



**6 Innisfallen Av TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 31/08/2023

**Property Type:** House (Res)



**295 Church Rd TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,381,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)

**Land Size:** 269 sqm approx



**26 Devlaw Dr DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 396 sqm approx