

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

Indicative selling price

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

Single price

Median sale price

Median price Property Type Suburb
Period - From to Source

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	1/15-17 June Cr TEMPLESTOWE 3106	\$820,000	01/02/2024
2	3/45 Glendale Av TEMPLESTOWE 3106	\$780,000	14/02/2024
3	2/45 Glendale Av TEMPLESTOWE 3106	\$780,000	14/02/2024

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:

3/7 Serpells Road, Templestowe Vic 3106



first national REAL ESTATE | Bill Schlink

Eddie Fakhri

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Indicative Selling Price

\$749,000

Median Unit Price

December quarter 2023: \$880,000



Rooms: 4

Property Type: Flat

Land Size: 247.369 sqm approx

Agent Comments

Comparable Properties



1/15-17 June Cr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$820,000

Method: Sold Before Auction

Date: 01/02/2024

Property Type: Unit

Land Size: 278 sqm approx



3/45 Glendale Av TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 14/02/2024

Property Type: Townhouse (Res)



2/45 Glendale Av TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 14/02/2024

Property Type: Townhouse (Res)

Land Size: 76 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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