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	305 Serpells Road, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,600,000	&	\$1,700,000

Median sale price

Median price	\$1,691,750	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/04/2022	to	31/03/2023	S	ource	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

Address of comparable property		Price	Date of sale
1	31 Huntingfield Dr DONCASTER EAST 3109	\$1,730,777	25/03/2023
2	20 Jenkins Dr TEMPLESTOWE 3106	\$1,640,000	11/03/2023
3	37 Smiths Rd TEMPLESTOWE 3106	\$1,570,000	11/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/07/2023 14:15





Dallas Taylor 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price** Year ending March 2023: \$1,691,750

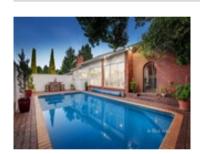




Property Type: House Land Size: 791 sqm approx

Agent Comments

Comparable Properties



31 Huntingfield Dr DONCASTER EAST 3109

(REI/VG)

Price: \$1,730,777 Method: Private Sale Date: 25/03/2023 Property Type: House Land Size: 770 sqm approx **Agent Comments**



20 Jenkins Dr TEMPLESTOWE 3106 (REI/VG)

Price: \$1,640,000 Method: Auction Sale Date: 11/03/2023

Property Type: House (Res) Land Size: 847 sqm approx **Agent Comments**

Agent Comments



37 Smiths Rd TEMPLESTOWE 3106 (REI/VG)

Price: \$1,570,000 Method: Auction Sale Date: 11/03/2023

Property Type: House (Res) Land Size: 791 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



