

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

305 Serpells Road, Templestowe Vic 3106

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 Property Type House Suburb Templestowe

Period - From 01/04/2022 to 31/03/2023 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	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 comparable properties 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



Property Type: House

Land Size: 791 sqm approx

Agent Comments

Comparable Properties



31 Huntingfield Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,730,777

Method: Private Sale

Date: 25/03/2023

Property Type: House

Land Size: 770 sqm approx



20 Jenkins Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,640,000

Method: Auction Sale

Date: 11/03/2023

Property Type: House (Res)

Land Size: 847 sqm approx



37 Smiths Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,570,000

Method: Auction Sale

Date: 11/03/2023

Property Type: House (Res)

Land Size: 791 sqm approx