

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

49 Obriens Lane, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/04/2023 to 31/03/2024 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	109 Serpells Rd TEMPLESTOWE 3106	\$2,950,000	21/12/2023
2	117-119 Serpells Rd TEMPLESTOWE 3106	\$2,600,000	08/12/2023
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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: 26/04/2024 13:51



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Property Type: House

Land Size: 4005 sqm approx

Agent Comments

Comparable Properties

109 Serpells Rd TEMPLESTOWE 3106 (VG)

Agent Comments

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Price: \$2,950,000

Method: Sale

Date: 21/12/2023

Property Type: House (Res)

Land Size: 3834 sqm approx

117-119 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$2,600,000

Method: Private Sale

Date: 08/12/2023

Property Type: House (Res)

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.