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 betweer	en \$2,500,000		&		\$2,700,000				
Median sale price									
Median price	\$1,800,000	Pro	Property Type		House		Suburb	Templestowe	
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths 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
3			

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





Andrew Keleher





Property Type: House Land Size: 4005 sqm approx Agent Comments 8841 4888 0417 599 135 andrewkeleher@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price Year ending March 2024: \$1,800,000

Comparable Properties

109 Serpells Rd TEMPLESTOWE 3106 (VG) ┣━━━━━━━━ 4	Agent Comments		
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) Image - Image - Ima	Agent Comments		
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.

Account - Jellis Craig | P: 03 8841 4888

propertydata



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