

# 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

11 Lynnwood Parade, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,288,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2022

to

31/12/2022

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	59 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,370,000	24/03/2023
2	89 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,290,000	03/03/2023
3	10 Howard Ct DONCASTER 3108	\$1,255,000	22/03/2023

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:

05/04/2023 15:55



 4  2  2

**Property Type:** House  
**Land Size:** 677 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2022: \$1,288,000

## Comparable Properties



**59 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,370,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2023  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



**89 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 03/03/2023  
**Property Type:** House  
**Land Size:** 723 sqm approx



**10 Howard Ct DONCASTER 3108 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 22/03/2023  
**Property Type:** House  
**Land Size:** 699 sqm approx