

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

13 Cygnet Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,100,000

&

\$1,190,000

Median sale price

Median price

\$1,411,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2021

to

31/12/2021

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	5 Galli Ct TEMPLESTOWE LOWER 3107	\$1,184,000	21/09/2021
2	20 Fran Cr VIEWBANK 3084	\$1,180,000	01/11/2021
3	11 Gordons Rd TEMPLESTOWE LOWER 3107	\$1,158,000	23/10/2021

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:

11/03/2022 10:16



Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



5 Galli Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,184,000

Method: Private Sale

Date: 21/09/2021

Property Type: House

Land Size: 875 sqm approx



20 Fran Cr VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 01/11/2021

Property Type: House

Land Size: 533 sqm approx



11 Gordons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,158,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 688 sqm approx