

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

59 Lynnwood Parade, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,280,000

&

\$1,408,000

Median sale price

Median price \$1,165,750

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2020

to 31/12/2020

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	22 Hotham St TEMPLESTOWE LOWER 3107	\$1,325,000	22/12/2020
2	6 Elder Ct TEMPLESTOWE LOWER 3107	\$1,324,000	10/11/2020
3	15 Rathmullen Qdrnt DONCASTER 3108	\$1,310,000	19/11/2020

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:

22/02/2021 10:53

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Indicative Selling Price

\$1,280,000 - \$1,408,000

Median House Price

December quarter 2020: \$1,165,750



Property Type: House (Previously Occupied - Detached)

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



22 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,325,000

Method: Private Sale

Date: 22/12/2020

Property Type: House

Land Size: 663 sqm approx



6 Elder Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,324,000

Method: Private Sale

Date: 10/11/2020

Property Type: House (Res)

Land Size: 847 sqm approx



15 Rathmullen Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 19/11/2020

Property Type: House (Res)

Land Size: 660 sqm approx