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 59 Lynnwood Parade, Templestowe Lower Vic 3107 Including suburb and postcode

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	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

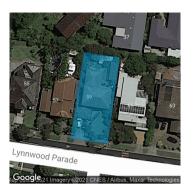
This Statement of Information was prepared on:	22/02/2021 10:53





Stasi Adgemis 9842 1188 0401 640 853 sadgemis@woodards.com.au

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)

└─ 4

x 2

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)



6

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)

4

(2)

Price: \$1,310,000 Method: Private Sale Date: 19/11/2020

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



