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

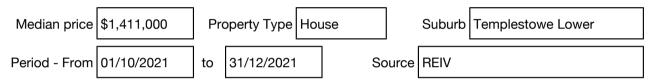
29 Lynnwood Parade, Templestowe Lower Vic 3107

Indicative selling price

	consumer.vic.gov.a	

Single price \$1,318,000

Median sale price



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	6 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,350,000	16/02/2022
2	18 Ardgower Ct TEMPLESTOWE LOWER 3107	\$1,350,000	07/10/2021
3	11 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,320,000	14/12/2021

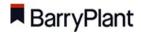
OR

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:

28/03/2022 11:44





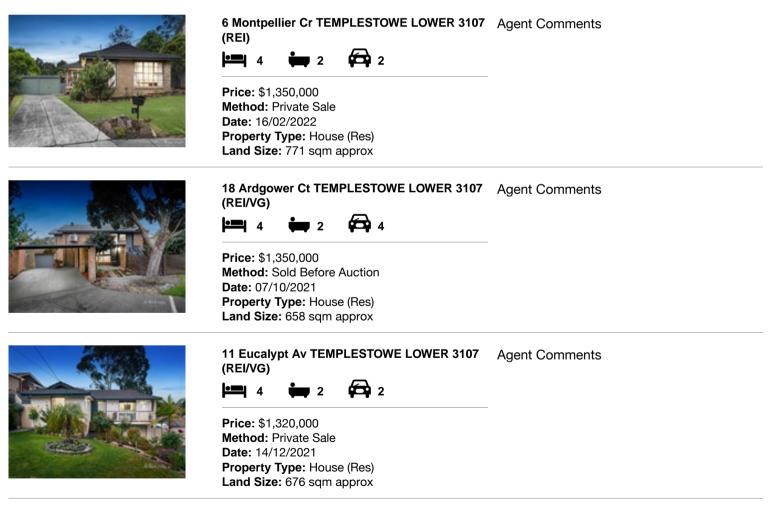




Property Type: House **Land Size:** 661 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,318,000 Median House Price December quarter 2021: \$1,411,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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