

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

26 Lynwood Parade, Templestowe Lower VIC 3107

Indicative selling price

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

**SINGLE
PRICE**

\$1,099,000

Median sale price

**MEDIAN
PRICE**

\$990,000

HOUSE

X

SUBURB

Templestowe Lower

**PERIOD -
FROM**

April 2019

TO

June 2019

SOURCE

REIV

Comparable property sales

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

7 Pecan Court, Templestowe Lower	\$1,080,000	04/06/2019
3 Gidgee Avenue, Templestowe Lower	\$1,090,000	14/05/2019
17 Fyfe Drive, Templestowe Lower	\$1,038,000	11/05/2019

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Comparable properties



\$1,080,000

7 Pecan Court, Templestowe Lower, Victoria

DATE: 04/06/2019

PROPERTY TYPE: House

 3  2
 2  x



\$1,090,000

3 Gidgee Avenue, Templestowe Lower, Victoria

DATE: 14/05/2019

PROPERTY TYPE: House

 4  2
 2 



\$1,038,000

17 Fyfe Drive, Templestowe Lower, Victoria

DATE: 11/05/2019

PROPERTY TYPE: House

 4  2
 2  661 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee