# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	42 Lowan Avenue, 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	\$1,050,000	&	\$1,150,000
-			

#### Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2024	to	30/09/2024		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

7,01	aress of comparable property	1 1100	Date of Sale
1	146 Macedon Rd TEMPLESTOWE LOWER 3107	\$980,000	16/11/2024
2	5 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,302,000	26/10/2024
3	18 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,100,000	27/07/2024

#### 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:	20/12/2024 13:56



Date of sale











**Property Type: Agent Comments** 

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** September quarter 2024: \$1,360,000

# Comparable Properties



146 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)







**Agent Comments** 

Price: \$980,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 663 sqm approx



5 Hill View Pde TEMPLESTOWE LOWER 3107 (REI)







**Agent Comments** 

Price: \$1,302,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 690 sqm approx



18 Hill View Pde TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

Price: \$1,100,000

Method: Sold Before Auction

Date: 27/07/2024

Property Type: House (Res) Land Size: 656 sqm approx

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.