

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

5a Lawanna Drive, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Templestowe

Period - From 01/01/2021

to 31/03/2021

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.~~

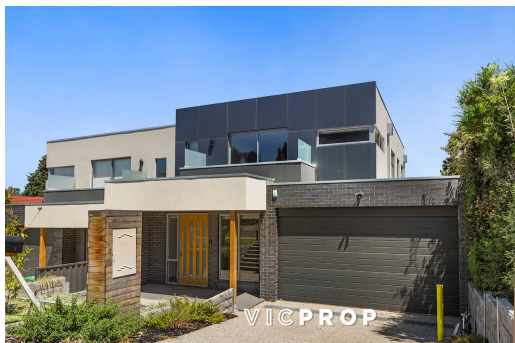
	Address of comparable property	Price	Date of sale
1	16A Walker St DONCASTER 3108	\$1,508,000	06/04/2021
2	3A Clauscen St TEMPLESTOWE LOWER 3107	\$1,503,000	21/04/2021
3			

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:

10/05/2021 09:42



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000

Median House Price
March quarter 2021: \$1,650,000

Comparable Properties



16A Walker St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,508,000
Method: Private Sale
Date: 06/04/2021
Property Type: Townhouse (Single)
Land Size: 362 sqm approx



3A Clauscen St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,503,000
Method: Sold Before Auction
Date: 21/04/2021
Property Type: Townhouse (Res)
Land Size: 333 sqm approx

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.