

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

19 Lowan Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2022

to

30/09/2022

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	18 Gordons Rd TEMPLESTOWE LOWER 3107	\$1,391,000	18/10/2022
2	18 Mincha Av TEMPLESTOWE LOWER 3107	\$1,360,000	17/09/2022
3	16 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,330,000	18/06/2022

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:

28/11/2022 12:55



Property Type: House

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



18 Gordons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,391,000

Method: Private Sale

Date: 18/10/2022

Property Type: House

Land Size: 733 sqm approx



18 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 718 sqm approx



16 Corroboree PI TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 717 sqm approx