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
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Address	64 Lynnwood Parade, 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 \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,411,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2021	to	31/12/2021	s	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	51 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,492,000	02/10/2021
2	140 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,450,000	15/03/2022
3			

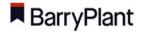
OR

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:	31/03/2022 12:26



Date of sale



Indicative Selling Price





Property Type: House **Land Size:** 657 sqm approx Agent Comments

\$1,400,000 - \$1,500,000 **Median House Price** December quarter 2021: \$1,411,000

Comparable Properties



51 Olympus Dr TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$1,492,000 **Method:** Auction Sale **Date:** 02/10/2021

Property Type: House (Res) **Land Size:** 658 sqm approx

140 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

4 4 4

Price: \$1,450,000 Method: Private Sale Date: 15/03/2022 Property Type: House Land Size: 659 sqm approx Agent Comments

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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two kilometres of the property for sale in the last six months.