

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

2/77 Lynnwood Parade, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$992,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 06/01/2021 to 05/01/2022 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	4/325 George St DONCASTER 3108	\$1,100,000	15/09/2021
2	6/365 High St TEMPLESTOWE LOWER 3107	\$1,000,500	27/08/2021
3	1/31-33 Serpells Rd TEMPLESTOWE 3106	\$1,000,000	06/07/2021

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: 06/01/2022 17:17



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

06/01/2021 - 05/01/2022: \$992,000

Comparable Properties



4/325 George St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,100,000

Method: Sold Before Auction

Date: 15/09/2021

Property Type: Townhouse (Res)



6/365 High St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

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Price: \$1,000,500

Method: Sale

Date: 27/08/2021

Property Type: Flat/Unit/Apartment (Res)



1/31-33 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Expression of Interest

Date: 06/07/2021

Property Type: Townhouse (Res)

Land Size: 188 sqm approx

Account - Barry Plant | P: 03 9842 8888