

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

37 Lawanna Drive, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,299,000

Median sale price

Median price \$1,850,500

Property Type House

Suburb Templestowe

Period - From 01/10/2023

to

31/12/2023

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	10 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,335,000	11/11/2023
2	20 Kelvinside Dr TEMPLESTOWE 3106	\$1,315,000	14/10/2023
3	21 Glendale Av TEMPLESTOWE 3106	\$1,300,000	21/10/2023

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:

15/01/2024 17:52