

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

11 Cygnet Avenue, Templestowe Lower

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$ 1,350,000

Median sale priceMedian price

\$1,375,000

Property type

House

Suburb

Templestowe Lower

Period - From

1/04/2022

to

30/06/2022

Source

REIV

Comparable property sales

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 41 Lowan Avenue, Templestowe Lower | \$ 1,340,000 | 15/02/2022 |
| 2 149 Swanston Street, Templestowe Lower | \$ 1,275,000 | 22/02/2022 |
| 3 13 Cygnet Avenue, Templestowe Lower | \$ 1,210,000 | 9/04/2022 |

This Statement of Information was prepared on:

23/08/2022

Comparable properties



\$1,340,000

41 Lowan Avenue, Templestowe Lower, Victoria

DATE: 15/02/2022

PROPERTY TYPE: HOUSE

 3  1
 2  651 sqm



\$1,275,000

149 Swanston Street, Templestowe Lower, Victoria

DATE: 22/02/2022

PROPERTY TYPE: HOUSE

 5  3
 2  652 sqm



\$1,210,000

13 Cygnet Avenue, Templestowe Lower, Victoria

DATE: 9/04/2022

PROPERTY TYPE: HOUSE

 3  2
 1  655 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee