

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

42 Lowan Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2024

to

31/12/2024

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	45 Summit Dr BULLEEN 3105	\$1,150,000	14/12/2024
2	146 Macedon Rd TEMPLESTOWE LOWER 3107	\$980,000	16/11/2024
3	5 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,302,000	26/10/2024

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:

25/01/2025 15:55



 4  1  2

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
December quarter 2024: \$1,310,000

Comparable Properties



45 Summit Dr BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000
Method: Private Sale
Date: 14/12/2024
Property Type: House
Land Size: 656 sqm approx



146 Macedon Rd TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 3  1  2

Price: \$980,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 663 sqm approx



5 Hill View Pde TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  3

Price: \$1,302,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 690 sqm approx

Account - Barry Plant | P: 03 9842 8888