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

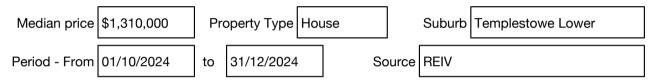
42 Lowan Avenue, Templestowe Lower Vic 3107

Indicative selling price

			/ / ./
For the meaning of	this nrice see	consumer.vic.gov.a	1/Underguoting
i or the meaning of		oonsumer.vio.gov.u	a anaciquoting

Single price \$1,050,000

Median sale price



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









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)

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



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

Land Size: 663 sqm approx

1

3



5 Hill View Pde TEMPLESTOWE LOWER 3107 (REI)

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

2

🛥 3 🗰 2 🏟 3

Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.