## 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

33 Lynnwood Parade, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,480,000		&		\$1,580,000				
Median sale p	rice								
Median price	\$1,270,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	63 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,600,000	05/06/2021
2	47 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,560,000	08/05/2021
3	13 Rathmullen Qdrnt DONCASTER 3108	\$1,520,000	27/03/2021

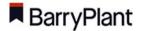
OR

**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:

15/06/2021 16:49



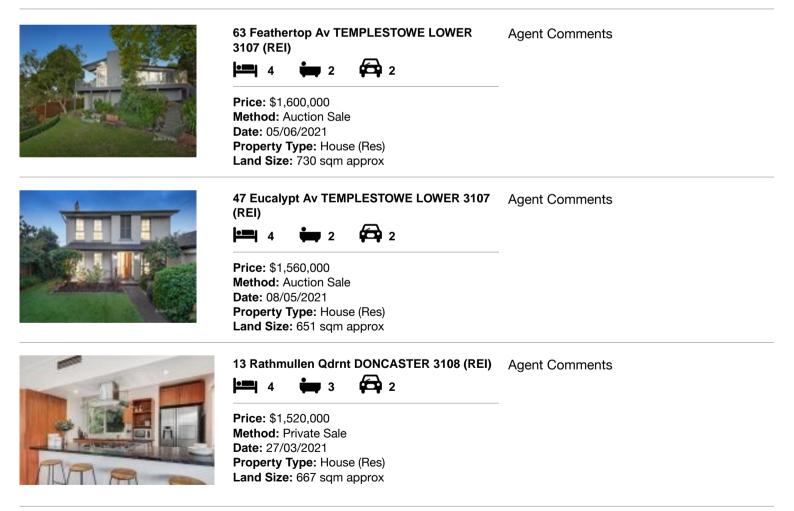






Rooms: 7 Property Type: House (Res) Land Size: 670 sqm approx Agent Comments Indicative Selling Price \$1,480,000 - \$1,580,000 Median House Price March quarter 2021: \$1,270,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888



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.