

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,480,000 & \$1,580,000

### Median sale price

Median price \$1,270,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2021 to 31/03/2021 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	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



 4  2  2

**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



**63 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 05/06/2021  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx



**47 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**13 Rathmullen Qdrnt DONCASTER 3108 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,520,000  
**Method:** Private Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx