

# 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 71 Lowan Avenue, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2024 to 30/09/2024 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	48 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,100,000	15/11/2024
2	80 Swanston St BULLEEN 3105	\$1,150,000	26/10/2024
3	37 Lowan Av TEMPLESTOWE LOWER 3107	\$1,355,000	26/09/2024

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.~~

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

September quarter 2024: \$1,360,000



 3  2  1

**Property Type:** House

**Land Size:** 744 sqm approx

[Agent Comments](#)

## Comparable Properties



**48 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 15/11/2024

**Property Type:** House (Res)



**80 Swanston St BULLEEN 3105 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House

**Land Size:** 558 sqm approx



**37 Lowan Av TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,355,000

**Method:** Sold Before Auction

**Date:** 26/09/2024

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

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