

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

18 Lawanna Drive, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,380,000

&

\$1,490,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2024

to

31/03/2024

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	382 Church Rd TEMPLESTOWE 3106	\$1,480,000	03/02/2024
2	7 Totara Ct TEMPLESTOWE LOWER 3107	\$1,440,000	23/03/2024
3	269 Church Rd TEMPLESTOWE 3106	\$1,418,000	01/03/2024

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:

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Indicative Selling Price

\$1,380,000 - \$1,490,000

Median House Price

March quarter 2024: \$1,625,000



Property Type: House (Previously Occupied - Detached)

Land Size: 878 sqm approx

Agent Comments

Comparable Properties



382 Church Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$1,480,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 809 sqm approx



7 Totara Ct TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,440,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 774 sqm approx



269 Church Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$1,418,000

Method: Private Sale

Date: 01/03/2024

Property Type: House (Res)

Land Size: 649 sqm approx

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