

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

69 Lynnwood Parade, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,550,000

&

\$1,690,000

Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2023

to

31/03/2023

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	27 Hillcroft Dr TEMPLESTOWE 3106	\$1,695,000	01/04/2023
2	3 Athena Ct TEMPLESTOWE LOWER 3107	\$1,610,000	18/03/2023
3	12 Toulon Dr TEMPLESTOWE LOWER 3107	\$1,565,000	15/04/2023

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:

22/05/2023 10:04

69 Lynnwood Parade, Templestowe Lower Vic 3107

**Jellis
Craig**

Frank Perri

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Indicative Selling Price

\$1,550,000 - \$1,690,000

Median House Price

March quarter 2023: \$1,515,000



5 3 2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



27 Hillcroft Dr TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,695,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 752 sqm approx



3 Athena Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 2 2

Price: \$1,610,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 1003 sqm approx



12 Toulon Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,565,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 802 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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