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

39 Lowan Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between | $950,000 | & | $1,045,000

Median sale price

| Median price | $1,200,000 | Property Type | House | Suburb | Templestowe Lower |

| Period - From | 01/10/2019 | to | 30/09/2020 | 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 25 Carrathool St BULLEEN 3105	$1,025,000	29/08/2020
2 41 Lowan Av TEMPLESTOWE LOWER 3107	$1,000,000	22/05/2020
3 28 Manningham Rd BULLEEN 3105	$950,000	21/07/2020

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: | 27/10/2020 12:42

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Property Type:

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending September 2020: $1,200,000

Comparable Properties

25 Carrathool St BULLEEN 3105 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,025,000
Method: Private Sale
Date: 29/08/2020
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

41 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $1,000,000
Method: Private Sale
Date: 22/05/2020
Rooms: 5
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

28 Manningham Rd BULLEEN 3105 (REI)

🛏 3   🛁 1   🚗 3

Price: $950,000
Method: Private Sale
Date: 21/07/2020
Property Type: House (Res)

Agent Comments

Account - Philip Webb