

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 9 Lynnwood Parade, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,420,000 & \$1,495,000

Median sale price

Median price \$1,172,500 House X Unit Suburb Templestowe Lower

Period - From 01/04/2018 to 30/06/2018 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		
2		
3		

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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Rooms:

Property Type: House (Res)

Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price

\$1,420,000 - \$1,495,000

Median House Price

June quarter 2018: \$1,172,500

Comparable Properties

27a Sinclair Av TEMPLESTOWE LOWER 3107
(VG)

Agent Comments

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Price: \$1,440,000

Method: Sale

Date: 09/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 330 sqm approx

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.