

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

20 Lauri Ann Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,070,000

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2018

to 30/06/2019

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	1 Hotham St TEMPLESTOWE LOWER 3107	\$990,000	12/04/2019
2	8 Cranbrook Ct DONCASTER 3108	\$950,000	07/06/2019
3	303 High St TEMPLESTOWE LOWER 3107	\$935,000	25/07/2019

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:

17/09/2019 16:16



Property Type: House

Land Size: 662 sqm approx

Agent Comments

Comparable Properties



1 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 12/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 696 sqm approx



8 Cranbrook Ct DONCASTER 3108 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 07/06/2019

Property Type: House

Land Size: 666 sqm approx



303 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 25/07/2019

Property Type: House