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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,070,000	Pro	Property Type Hous		se		Suburb	Templestowe Lower
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ado	dress 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



McGrath

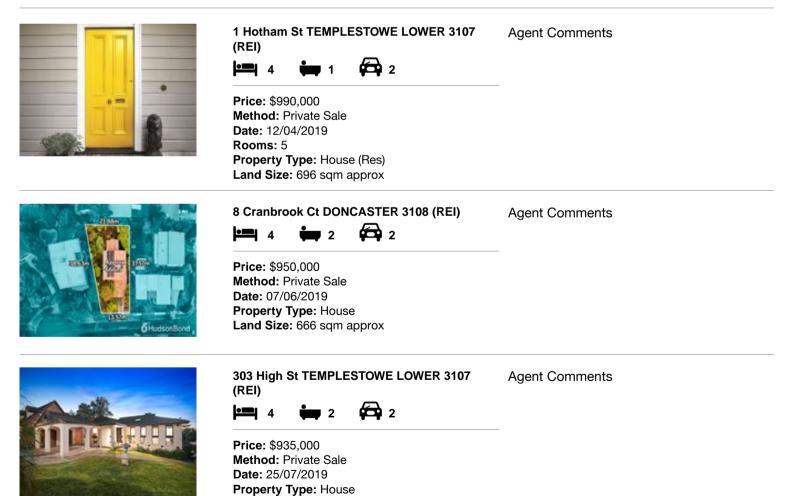




Property Type: House **Land Size:** 662 sqm approx Agent Comments Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending June 2019: \$1,070,000

Comparable Properties



Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.