

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

7 Lowan Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2022

to

30/06/2022

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	55 Lowan Av TEMPLESTOWE LOWER 3107	\$1,170,000	05/07/2022
2	55 Mincha Av TEMPLESTOWE LOWER 3107	\$1,125,000	02/07/2022
3	39 Nirvana Cr BULLEEN 3105	\$1,100,000	29/09/2022

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:

01/10/2022 15:04



Property Type: House

Land Size: 651 sqm approx

Agent Comments

Comparable Properties

55 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 05/07/2022

Rooms: 5

Property Type: House (Res)

Land Size: 695 sqm approx



55 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,125,000

Method: Auction Sale

Date: 02/07/2022

Property Type: House (Res)

Land Size: 656 sqm approx



39 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 29/09/2022

Property Type: House (Res)

Land Size: 666 sqm approx