

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

65 Lowan Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$1,300,000 House X Unit Suburb Templestowe Lower

Period - From 01/10/2017 to 31/12/2017 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 15 Rocklea Rd BULLEEN 3105	\$1,040,000	10/08/2017
2 5 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,030,000	23/08/2017
3 4 Astley St TEMPLESTOWE LOWER 3107	\$1,015,000	19/08/2017

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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Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

December quarter 2017: \$1,300,000



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



15 Rocklea Rd BULLEEN 3105 (VG)

Agent Comments

 4  -  -

Price: \$1,040,000

Method: Sale

Date: 10/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 712 sqm approx



5 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  1  2

Price: \$1,030,000

Method: Private Sale

Date: 23/08/2017

Rooms: 6

Property Type: House (Res)



4 Astley St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,015,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 643 sqm approx