

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

16 Lauri Ann Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2023

to

30/06/2023

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	12 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,456,000	02/09/2023
2	13 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,410,000	29/07/2023
3	93 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,310,000	23/08/2023

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:

05/09/2023 16:53



 3  2  2

Property Type: House

Land Size: 812 sqm approx

Agent Comments

Comparable Properties



12 Lauri Ann St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  2

Price: \$1,456,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 730 sqm approx



13 Balmoral Av TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  2  2

Price: \$1,410,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 758 sqm approx



93 Macedon Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  1  1

Price: \$1,310,000

Method: Sold Before Auction

Date: 23/08/2023

Property Type: House (Res)

Land Size: 725 sqm approx