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

2 Lynnwood Parade, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,180,000		&		\$1,288,000				
Median sale price									
Median price	\$1,300,000	Pro	Property Type		House		Suburb	Templestowe Lower	
Period - From	01/01/2025	to	31/03/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	3 Hickory St TEMPLESTOWE LOWER 3107	\$1,265,000	14/06/2025
2	51 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,399,000	14/06/2025
3	4 Balsam St TEMPLESTOWE LOWER 3107	\$1,067,000	27/05/2025

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:

27/06/2025 16:51









Property Type: House Land Size: 652 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,288,000 Median House Price March quarter 2025: \$1,300,000

Comparable Properties

3 Hickory St TEMPLESTOWE LOWER 3107 (REI) 4 2 2 Price: \$1,265,000 Method: Auction Sale Date: 14/06/2025 Property Type: House (Res) Land Size: 669 sqm approx	Agent Comments
51 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 Price: \$1,399,000 Method: Private Sale Date: 14/06/2025 Property Type: House Land Size: 655 sqm approx	Agent Comments
4 Balsam St TEMPLESTOWE LOWER 3107 (REI) 4 2 2 Price: \$1,067,000 Method: Private Sale Date: 27/05/2025 Property Type: House Land Size: 667 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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