

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 51 Lynnwood Parade, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2021 to 31/12/2021 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	1 Marilyn St DONCASTER 3108	\$1,480,000	22/11/2021
2	33 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,425,000	16/09/2021
3	11 Mandella St TEMPLESTOWE 3106	\$1,390,000	30/11/2021

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: 08/02/2022 23:12

51 Lynnwood Parade, Templestowe Lower Vic 3107

Harry Lai
03 8841 2000
0402 638 076
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 4  2  2

Property Type: House
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
Year ending December 2021: \$1,410,000

Comparable Properties



1 Marilyn St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,480,000
Method: Private Sale
Date: 22/11/2021
Property Type: House
Land Size: 660 sqm approx



33 Olympus Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,425,000
Method: Private Sale
Date: 16/09/2021
Property Type: House
Land Size: 749 sqm approx



11 Mandella St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,390,000
Method: Private Sale
Date: 30/11/2021
Property Type: House
Land Size: 652 sqm approx

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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