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	14 Lauri Ann Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,515,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2023 to 31/03/2023 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 Magnolia Dr TEMPLESTOWE LOWER 3107	$1,319,000	18/03/2023
2	15 Toulon Dr TEMPLESTOWE LOWER 3107	$1,288,000	16/03/2023
3	27 Edgevale Rd BULLEEN 3105	$1,206,800	17/11/2022

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: 20/04/2023 09:38

14 Lauri Ann Street, Templestowe Lower Vic 3107

Anthony Pittas
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4 2 2

Property Type: House
Land Size: 781 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
March quarter 2023: $1,515,000

Comparable Properties



12 Magnolia Dr TEMPLESTOWE LOWER 3107 (REI)

4 2 1

Price: $1,319,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



15 Toulon Dr TEMPLESTOWE LOWER 3107 (REI)

4 1 3

Price: $1,288,000
Method: Private Sale
Date: 16/03/2023
Property Type: House (Res)
Land Size: 754 sqm approx

Agent Comments



27 Edgevale Rd BULLEEN 3105 (REI/VG)

3 3 2

Price: $1,206,800
Method: Private Sale
Date: 17/11/2022
Property Type: House
Land Size: 688 sqm approx

Agent Comments

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